

*Preliminary Development Plan
and Preliminary Plat*

RIVIERA

D u b l i n , O h i o

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SECTION I-
Development Overview

I. Location and Size

- A. The site is located completely within the City of Dublin corporation limits and in three counties, Franklin, Union and Delaware Counties.
- B. The site is located at 8205 North Avery Road, on the west side of Avery Road, approximately 3,175' north of the intersection of Avery Road and Brand Road, immediately north of the Shannon Glen and Belvedere subdivisions. The property is the largest remaining parcel along Avery Road that is undeveloped between the Shannon Glen, Belvedere, Tartan West and Muirfield subdivisions.
- C. There is approximately 2,020' of frontage along Avery Road.
- D. The site measures approximately 4,100' east/west and 2,020' north south and is generally rectangular in shape.
- E. The site is ±167.1 acres in area.

II. Existing Conditions and Character

- A. The site is currently operating as the Riviera Golf Club, a private, full-service golf course with wedding and banquet facilities open to the public. The golf course is an 18-hole championship golf course with tree lined fairways, tees and greens, asphalt cart paths, ponds, driving range and rough areas.
- B. 907 trees exist on the site. Of the 907 trees, 658 (73%) are in good or fair condition and 249 (27%) are dead or in poor condition.
- C. The site is located in the North Fork Indian Run Watershed. The site generally drains from the west and from the east to a centrally located stream that flows from north to south, outletting into Shannon Glen Park.
- D. Portions of the site are located within the 100-year floodplain, which has been indicated on the Preliminary Plat.
- E. A preliminary investigation found two (2) jurisdictional streams and no jurisdictional wetlands on the site. The study was performed by Geotechnical Consultants, Inc. in October, 2013. The report, "Preliminary Jurisdictional Waters Determination", has been submitted separately.
- F. Sanitary sewer from the clubhouse facility is currently handled by a package plant. On-course restrooms utilize a septic system with a leach field. The plant, septic tanks and leach field will be removed in Phase I.
- G. Several wells exist on-site and are used for irrigation. These wells will be capped in accordance with the proper procedures if they cannot be

reused as pond recharge wells. Capping or re-use of the wells will occur in Phase I.

- H. The site is generally flat; sloping between 1% and 3%. There are no steep slopes. The eastern high point is at the 960 elevation, the western high point is at the 944 elevation and the low point is elevation 920.
- I. A large clubhouse, banquet facility, cart barn and parking lot exist at the highpoint near Avery Road. A maintenance facility exists on the southern boundary at the end of Tantallus Drive. Several other small comfort stations and shelters exist around the site.

III. Existing and Proposed Land Uses

- A. The City of Dublin GIS mapping identifies the site as "parks/open space." The Riviera Golf Club currently operates as a private, full-service golf course with wedding and banquet facilities open to the public.
- B. The site is bordered by the Tartan West Subdivision to the north and west, Deer Run Elementary and Grizzell Middle Schools to the North, Muirfield to the east, Belvedere and Shannon Glen Subdivisions to the south, Shannon Glen Park to the south and Dublin Jerome High School to the south and west.
- C. Surrounding land uses include: suburban residential low density, suburban residential medium density, suburban/rural residential, civic/public assembly, parks/open space and vacant/undeveloped.
- D. Surrounding densities range from 1.41 du/ac. to 3.28 du/ac for residential uses.
- E. Proposed uses are single family residential, parks, open space and community gardens.
- F. The proposed zoning is PUD – Planned Unit Development. The proposal is to develop the tract with 247 single-family lots oriented around a significant park/open space system.
- G. Fee simple single family lots in widths from 55' to 100'+ will provide a range residential products, from low maintenance, age targeted homes to custom homes.
- H. Sub-Area A provides a minimum fourteen thousand (14,000) square foot, one hundred (100) foot wide fee simple lot with typical setbacks. Custom and semi-custom single family homes will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.
- I. Sub-Area B provides a minimum nine thousand seven hundred fifty (9,750) square foot, seventy-five (75) feet wide fee simple lot with

typical setbacks. Single family homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods.

- J. Sub-Area C provides a minimum six thousand six hundred (6,600) square foot, fifty-five (55) feet wide fee simple lot. Single family homes in this sub-area will provide a high quality built environment, with equal or higher quality and character of those in surrounding neighborhoods. Reduced setbacks, first floor master floor plans and common maintenance target a buyer looking to downsize with limited maintenance.
- K. The site is currently zoned in two districts. The area situated in Union County is zoned R-Rural District. The area situated in Delaware and Franklin Counties is zoned R1-Restricted Suburban Residential District. Both districts permit 40,000 square foot single family lots.

IV. Parks and Open Space

- A. A total of ±61 acres (±36%) of the development will be preserved for parks and open spaces.
- B. The parks and open space system within the Riviera development will be developed around the existing stream corridor and extend to all areas of the development. These areas will function as both passive and active green spaces and designated park areas.
- C. A prominent central park area nearly 40 acres in size becomes the organizing element for the neighborhood. This park provides easy access and visibility to the preserved natural features on the site and areas for programmed park development for the new development as well as surrounding neighborhoods.
- D. A shared-use path system, within the open space areas, will provide access to the greater citywide system, will provide multiple walking/running loops within the development and provide safe alternative access to schools.
- E. The Riviera parks and open space system will complete a significant greenway link in the regional park system, connecting Avery Park to the south to the 1,000 acre Glacier Ridge Metro Park to the northwest.
- F. Parks and open space areas within the development will be owned by the City of Dublin and maintained by both the City of Dublin and the home owners association.

V. Provision of Utilities

A. General

1. All utilities, including sanitary sewer, water, telephone, electric, and gas, are available at this site.
2. All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes the City of Columbus standards when as required.
3. A comprehensive storm water management system will meet City of Dublin design criteria.
4. All utilities shall be placed in appropriate locations on the lots that will best preserve the existing trees in good or fair condition.

B. Sanitary Sewer

1. Sanitary sewer service to Riviera will be provided from two locations.
2. The southeastern portion of the proposed development will be serviced from an existing 8-inch sanitary sewer line that is stubbed to the southern property line at the end of Tantalus Drive in the Belvedere Development and was designed to accommodate approximately 33.9 acres of tributary area
3. The remainder of the development will connect to the existing 18" sanitary sewer line which is located onsite, along Riviera's southern property line and was designed to accommodate the remainder of the site
4. A sanitary sewer analysis, "Capacity Analysis for the North Fork Indian Run Sub-Trunk", determined a capacity deficiency which warrants downstream sewer improvements. This study has been submitted separately.
5. Required off-site sanitary sewer improvements and developer percentage contributions shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council.

C. Water

1. An existing 16-inch water main along the east side of Avery Road should be adequate to provide service to this site.
2. Public water mains will be constructed along the proposed roadways within the development.

3. The existing 8-inch water mains stubbed at the end of Firenza Place, Timble Falls Drive and Tantalus Drive will be tied into the new public system which will aid in service to this site.

D. Storm Water –Pre Developed

1. The predominant soil types are Blount and Glynwood, a Type C/D soil, corresponding to a pre-developed runoff curve number of 74.

E. Storm Water –Post Developed

1. In the post-development condition the site drainage will be handled by four retention basins that will accept drainage from impervious areas such as roadways, driveways, roofs, and sidewalks and some back yard drainage. The total developed tributary area to the basins is approximately 130 acres with a composite runoff curve number of 83. The analysis was conservatively run with a 25-year critical storm. The outlets of the basins drain to the existing stream running through the site. Water quality is provided by the use of the wet basins per Ohio EPA and City of Dublin requirements. The outlet for each basin will be a three-stage outlet, with the first stage providing the required 24 hour water quality drawdown. The second stage controls the 25-year event, and the third stage the 100-year event.
2. Stream corridor protection zones, as required by City of Dublin, have been placed on both jurisdictional streams as indicated on the Preliminary Plat.

VI. Access, Circulation and Improvements

- A. Vehicular access to the site will be from a single access point on Avery Road and from 3 existing streets stubbed to the property from the surrounding neighborhoods.
- B. A full service, site access drive from Avery Road will provide primary vehicular access.
- C. Tantalus Drive extends from the Belvedere neighborhood to connect with Riviera.
- D. Timble Falls Drive extends from the Belvedere neighborhood to connect with Riviera.
- E. Firenza Place extends from the Tartan West neighborhood to connect with Riviera.
- F. Primary vehicular circulation through the neighborhood provides easy access to three subareas providing different single family product types while discouraging cut-through circulation.

- G. Pedestrian connections will provide access to the neighboring schools, surrounding bike path network and regional parks/open space network.

- H. A pedestrian crossing at Avery Road and Memorial Drive will be provided.

- I. A northbound turn lane shall be provided at the Avery Road site access as detailed in the TIS.

- J. Required off-site traffic improvements and developer percentage contributions, based on the findings of the TIS, shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council

VII. Phasing

- A. This project has been divided into seven (7) Phases. Phasing will start with Section 1 and progress in order through Section 5, as indicated on the Preliminary Plat.
- B. Phase 1 (Section 1) will include removal of the clubhouse, parking lot and maintenance facility, wells, sanitary plant, septic system and leach fields and other associated infrastructure, construction of a northbound Avery Road left turn lane, main site access drive, street connection to Tantalus Drive, Reserves A, B and C and 46 lots in Subarea A.
- C. Phase 2 (Section 2-1) will include Reserves D, E and F, and 46 lots in Subarea B.
- D. Phase 3 (Section 2-2) will include Reserves G and H, and 36 lots in Subarea C.
- E. Phase 4 (Section 3-1) will include the street connection to Firenza Place, Reserves I, J and K, and 19 lots in Subarea C.
- F. Phase 5 (Section 3-2) will include Reserve L and 35 lots in Subarea C.
- G. Phase 6 (Section 4) will include the street connection to Timble Falls Drive, Reserve M and 37 lots in Subarea A.
- H. Phase 7 (Section 5) will include Reserves N, O, P and Q, and 28 lots in Subarea B.

SECTION II-
Development Standards

I. DEVELOPMENT STANDARDS

Basic development standards are addressed in this text regarding proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

II. PERMITTED USES

Permitted uses shall include the following:

- A. Single-family detached homes.
- B. Open spaces, related park features and community gardens.

III. DENSITY

- A. A maximum unit count of 247 (two hundred forty-seven) residential homes shall be permitted in this PUD.
- B. A maximum gross density of 1.48 dwelling units per acre shall be permitted in this PUD.

IV. LOT STANDARDS

Single-family homes within this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types:

A. Fee simple lots – Sub Area A

1. Lot Size

- a. Lot Area: Fourteen thousand (14,000) square feet minimum
- b. Lot Width (minimum): One hundred (100) feet at thirty (30) feet from right of way
- c. Lot Depth (minimum): One hundred twenty-five (125) feet

2. Lot Setbacks

- a. Front yard: There shall be minimum front yard setback of twenty-five (25) feet. Staggered setbacks on adjacent lots are not required.

- b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet.
- c. Side yard: There shall be a minimum side yard of eight (8) feet.
- d. Avery Road: There shall be a minimum setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

B. Fee simple lots – Sub Area B

1. Lot Size

- a. Lot Area: Nine thousand seven hundred fifty (9,750) square feet minimum
- b. Lot Width (minimum): Seventy-five (75) feet at thirty (30) feet from right of way
- c. Lot Depth (minimum): One hundred twenty-five (125) feet

2. Lot Setbacks

- a. Front yard: There shall be minimum front yard setback of twenty (20) feet. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: There shall be a minimum rear yard setback of twenty-five (25) feet.
- c. Side yard: There shall be a minimum side yard of six (6) feet.
- d. Avery Road: There shall be a minimum setback of one hundred (100) feet, as measured from the proposed Avery Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback to enhance the rural character of the Avery Road corridor.

C. Fee simple lots – Sub Area C

1. Lot Size

- a. Lot Area: Six thousand six hundred (6,600) square feet minimum.
- b. Lot Width (minimum): Fifty-five (55) feet at twenty (20) feet from right of way.
- c. Lot Depth (minimum): One hundred ten (110) feet.

2. Lot Setbacks

- a. Front yard: There shall be minimum front yard setback of fifteen (15) feet. Staggered setbacks on adjacent lots are not required.
- b. Rear yard: There shall be a minimum rear yard setback of twenty (20) feet.
- c. Side yard: There shall be a minimum side yard of six (6) feet.

3. Lot Coverage

- a. The maximum lot coverage shall be seventy (70) percent.

V. STREET ACCESS AND/OR IMPROVEMENTS

A. Access

1. Avery Road:

- a. A full service intersection shall be provided as indicated on the Preliminary Plat.

2. Tantalus Drive:

- a. Tantalus Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.

3. Timble Falls Drive:

- a. Timble Falls Drive shall be extended northward from the Belvedere neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.

4. Firenza Place:

- a. Firenza Place shall be extended eastward from the Tartan West neighborhood to connect with the Riviera street network as indicated on the Preliminary Plat.

5. Pedestrian Access to Schools:

- a. Off-site pedestrian access to Grizzell Middle School and Dublin Jerome High School shall be provided as permitted by Dublin City Schools.
- b. Any permitted off-site connection points to existing path networks on school properties shall be coordinated with Dublin City Schools.
- c. Final design details of any connections will be provided in the Final Development Plan.

6. Private Driveways

- a. Vehicular access shall be limited to one (1) driveway curb-cut per lot.
- b. Corner lots generally should provide driveway access to the anticipated lesser traveled street, except lots 32 and 33 as indicated on the Preliminary Plat. Lots 32 and 33 shall have driveway access limited to Corna Drive.

B. Improvements**1. Avery Road Site Access:**

- a. A northbound left turn lane shall be provided at the Avery Road site access as detailed in the TIS.

2. Avery Road Pedestrian Crossing:

- a. A pedestrian crossing across Avery Road shall be provided and coordinated with the City Engineer. Final details of this crossing shall be provided in the Final Development Plan.

3. Off-Site Traffic Improvements

- a. Required off-site traffic improvements and developer percentage contributions, based on the findings of the TIS, shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council

VI. STREET STANDARDS**A. Public Streets**

- 1. Right-of-Way Width:** Fifty (50) feet minimum
- 2. Pavement Width:** Twenty-eight (28) feet minimum for all public streets, as measured back-of-curb to back-of-curb
- 3. Drive Lanes:** Two (2)
- 4. Parking Lanes:** Parking shall be permitted on one side of public streets internal to the site opposite the waterline and fire hydrants.
- 5. Tree Lawn:** May vary based on existing vegetation, but shall in no case be less than eight (8) feet in width.

6. Sidewalk:

Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of the street.

7. Shared-use path:

Eight (8) feet wide minimum; shared-use paths shall be constructed of asphalt, except when located in front of lots. When located in front of lots, the path shall be constructed of concrete with sawcut joints.

VII. UTILITIES**A. Design and Construction**

1. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes City of Columbus standards as required.

B. Location

1. All utilities shall be placed in appropriate locations on the individual home lots that will best preserve the existing trees in good or fair condition.

VIII. STORM WATER MANAGEMENT**A. Design and Construction**

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Dublin storm water management policies.

B. Location

1. Storm water management facilities may be located in any reserve areas. Final design and details will be provided in the Final Development Plan.

C. Stream Corridor Protection Zone

1. There shall be a Stream Corridor Protection Zone as indicated on the Preliminary Plat. A definition is contained within the City of Dublin Codified Ordinance Section 53.200 for the areas designated as "Stream Corridor Protection Zones". Sections 53.210 – 53.240 describe uses and facilities that are permitted and prohibited within the Stream Corridor Protection Zone.

IX. TREE PRESERVATION, REMOVAL AND REPLACEMENT**A. Tree Preservation/Removal**

1. It is the intent of the developer to preserve as many good and fair condition trees as possible on site. A good faith effort will be made to preserve existing trees in good and fair condition where appropriate. A Tree Removal and Preservation Plan will be provided as part of the Final Development Plan.

B. Tree Replacement Plan

1. Tree Replacement shall be per code, with the following exceptions:
 - a. Replacement trees shall be deciduous or evergreen trees. Deciduous trees shall have a minimum caliper size of two and one-half (2 ½) inches. Evergreen species shall be seven (7) feet in height minimum and count as two and one-half (2 ½) inches.
 - b. Evergreen trees shall be limited to no more than thirty (30) percent of the total caliper replacement requirement.
 - c. All individual lot tree replacement must be completed prior to issuance of an occupancy permit or within six (6) months thereafter, due to unfavorable weather conditions.
2. Replacement trees may be located in all open space reserve areas.

X. PARKS AND OPEN SPACE**A. Dedication**

1. The open space will meet that which is required under code.
2. The code required open space shall be dedicated to the City

B. Maintenance

1. Reserves A, B, C, D, F, G, H, I, J, K, O, P and Q shall be maintained by the homeowners association.
2. Reserves E, L, M and N shall be maintained by the City.

C. Programming

1. All reserves shall be programmed in conjunction with city staff as passive and active areas at the time of anticipated open space development. It is the intent of the developer to consult residents in open space programming decisions.
2. Open space programming may include the following options and amenities:

- a. Reserves A and B: multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, labyrinth, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - b. Reserve C and K: playground, shelter/gazebo, climbing structure, outdoor fitness equipment, labyrinth, public art, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, meditation or prairie)
 - c. Reserve D: gathering plaza, gazebo/shelter, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - d. Reserves E and F: bench seating, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - e. Reserves G and H: multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, public art, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, meditation or prairie)
 - f. Reserve I: bench seating, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee or prairie)
 - g. Reserve J: basketball/tennis court, playground, shelter/gazebo, climbing structure, outdoor fitness equipment, labyrinth, public art, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, meditation or prairie)
 - h. Reserve L: parking, restrooms, platform tennis/basketball/tennis court, HOA run/maintained community garden, obstacle course, meditation garden, labyrinth, fishing pier/dock, open play fields, bocce, cricket field, lacrosse/soccer field, playground, rental shelter, shelter/gazebo, climbing structure, outdoor fitness equipment, multi-use path, trash/recycling/bike racks, bench seating, picnic grove/ tables, landscaping and/or HOA maintained gardens (bird/butterfly/honeybee, Japanese or prairie)
 - i. Reserve M: multi-use path, trash/recycling/bike racks, bench seating, landscaping
3. Future design and development of park spaces shall be permitted with administrative approval.

D. Shared-Use Path System

1. A shared-use path system shall provide connections between Shannon Glen Park and Tartan West, connections to Grizzell Middle School,

Dublin Jerome High School and the Avery Road pathway. It shall also provide multiple internal loop systems within the open space reserves.

2. Portions of the shared-use path system may incorporate sections of the cart paths that currently exist on site. Existing path sections that are to be utilized shall be evaluated and appropriate measures shall be made to meet city standards, if necessary. Evaluations will be performed with each phase of development and to the satisfaction of the City Engineer.

XI. ARCHITECTURE

A. General Character

1. Single family homes of equal or higher quality and character of those in surrounding neighborhoods shall provide a high quality built environment as recommended in the community plan.
2. All homes on all lots shall adhere to the City of Dublin Residential Appearance Standards Code.

B. Permitted Building Height

1. Maximum of thirty-five (35) feet, as measured per code.

C. Permitted Exterior Materials

1. Cladding Materials.
 - a. The exterior cladding of all structures shall be finished using all natural materials, including brick, stone, manufactured stone, wood, stucco, fiber-cement siding products or any combination thereof.
2. Trim Materials.
 - a. Wood, aluminum, vinyl, PVC, urethane foam, EIFS, copper or fiber-cement products. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements
3. Roofing Materials.
 - a. Dimensional asphalt shingles, wood, slate, concrete, tile or metal.

D. Permitted Exterior Colors

1. Cladding Colors.
 - a. Natural earth tones and/or warm neutral colors, including white.

- b. High-chroma colors are not permitted.
2. Trim Colors.
 - a. Natural earth tones and/or warm neutral colors, including white.
 - b. Complementary or contrasting to siding color.
 3. Roofing Colors.
 - a. Natural earth tones and/or neutral colors, including black.
 - a. High-chroma colors are not permitted.

E. Architectural Elements

1. Four-sided Architecture
 - a. Similar architectural design elements and details shall be consistent throughout all elevations of the structure.
 - b. Dublin Residential Appearance Code will be adhered to throughout the entire subdivision unless otherwise stated herein.
2. Chimneys
 - a. "Cantilevered" or "through-the-wall" chimneys are not permitted.
 - b. All chimneys shall be built on an integral foundation.
 - c. All exterior portions of chimney shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
3. Garages
 - a. All single-family dwellings shall have an attached or detached garage of sufficient size to accommodate a minimum two (2) standard sized automobiles, side by side.
 - b. Side loaded garages are encouraged.
 - c. In those instances where a garage is utilized and an auto courtyard is created in the front of the house; a minimum 30' high wall or hedge shall be installed and maintained to provide a partial visual buffer along the entire length of the court pavement.

F. Architectural Diversity

1. The same or similar front elevations shall not be repeated within:
 - a. Two lots on either side of subject lot.
 - b. Three lots directly across the street from subject lot.

- c. Any lot on a cul-de-sac bulb.
- 2. Corner lots apply to the street on which the home's front facade is situated.
- 3. A lot diversity matrix will be presented for approval at the final development plan phase.

G. Plan Approval

- 1. The Master Developer shall retain the right of individual plan approval for all single family homes within the subdivision.

XII. LANDSCAPING

A. Entry Features

- 1. Entry features may include integrated project signage, landscaping, and irrigation.
- 2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
- 3. All entry features will be owned and maintained by the homeowners association.

B. Street Trees

- 1. Street trees will be installed in accordance with the City of Dublin Code. Final type and location shall be determined by the City Forester.

D. Private Sidewalks

- 1. A minimum three (3) feet wide sidewalk shall be required for every residence. This private side walk shall extend from the front door to the driveway, where applicable, as the driveway may abut the front door.

E. Cul-de-Sac Islands

- 1. Cul-de-sac islands shall be landscaped with lawn and /or plant material.
- 2. Any lawn and/or plant material located within an island shall be maintained by the HOA.

F. Avery Road Landscape Treatment

- 1. A landscape treatment shall be installed in the setback along Avery Road to enhance the rural character of the corridor.

- 2. Plantings shall create a natural woodland effect and may consist of deciduous trees and shrubs, ornamental trees, perennials or any combination thereof. This effect shall be installed across the Avery Road frontage.
- 3. Any trees, meeting the replacement tree standards, planted in this treatment, shall count toward the overall replacement requirement.
- 4. Masonry piers, stone walls and/or fencing may be included as part of the landscape treatment.
- 5. Pedestrian pathways, multi-use paths, water features and pond access may be provided in this treatment.
- 6. Final design and details of the landscape treatment shall be provided for approval as part of the Final Development Plan.

G. Mid-Block Shared Use Path Access

- 1. Shared use paths that are located mid-block between lots shall be landscaped to provide a barrier between the pathway and adjacent private yards.
- 2. Landscaping shall include lawn, deciduous shrubs, evergreen shrubs, deciduous trees, evergreen trees and fencing or any combination thereof. Design and details shall be provided and approved in the Final Development Plan phase.
- 3. The final locations where shared-use paths cross public streets will be evaluated by the City Engineer to minimize mid-block crossings and included in the appropriate final development plan.

XIII. HOMEOWNERS ASSOCIATION

All residential property owners located within the Riviera PUD shall be required to join and maintain membership in a forced and funded homeowners association, which will be formed prior to any lots being sold. Homeowners association responsibilities shall be detailed within Declarations of Covenants and Restrictions as approved by the City of Dublin before being duly recorded in the office of the Franklin County Recorder. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowners association in this text.

SECTION III-
Exhibits



																																		
CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA																																		
REGIONAL CONTEXT MAP																																		
EDGE <small>EDGE CONSULTING, INC. • 10000 W. STATE ST. • SUITE 150 • COLUMBUS, OHIO 43240 • 614.885.1100 • WWW.EDGECONSULTING.COM</small>																																		
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION																														
NO.	DATE	DESCRIPTION																																
SHEET PDP 1																																		
Date: September 30, 2014 Job No.: 10005.1																																		



Date: September 30, 2014
 Job No.: 10065.1



CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
RIVIERA

VICINITY MAP

EDGE
 ENGINEERING
 10000 W. STATE ST. SUITE 100
 COLUMBUS, OHIO 43240
 (614) 461-1100

NO.	DATE	DESCRIPTION

REVISIONS
 SHEET
PDP
 2



NO.	DATE	REVISIONS

167.055 ACRES

Situated in the State of Ohio, Counties of Union, Franklin and Delaware, City of Dublin, in Virginia Military Survey Numbers 2925 and 5162, being comprised of all of those tracts of land conveyed to American Bailout Golf Association by deeds of record in Deed Book 2600, Page 393 (Franklin County), Deed Book 315, Page 64 (Delaware County), Deed Book 216, Page 68 (Union County) and Deed Book 223, Page 493 (Union County), and more particularly bounded and described as follows:

Beginning at the northwesterly corner of the subdivision entitled "Belvedere Section 3", of record in Plat Book 5, Page 18 (Union County), in the easterly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 78, Page 234 (Union County);

Thence North 02°21'05" West, with said easterly line, a distance of 230.37 feet to the northeasterly corner thereof;

Thence South 84°57'58" West, with the northerly line of said School District tract and with the northerly line of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 82, Page 45 (Union County), a distance of 1003.43 feet to the southeasterly corner of that tract conveyed to The Board of Education of the Dublin City School District by deed of record in Official Record 80, Page 209 (Union County);

Thence North 05°49'46" West, with the easterly line of said School District tract, a distance of 1079.82 feet to the northeasterly corner thereof, in the southerly line of that tract conveyed to Kevin D. and Joseph Mullins by deeds of record in Official Records 117, Page 182 (Union County) and 804, Page 218 (Union County);

Thence North 84°04'40" East, with said southerly line, a distance of 1003.05 feet to the southeasterly corner thereof;

Thence North 05°51'20" West, with the easterly line of said Mullins tract and the easterly line of the subdivision entitled "Tartan West Section 6 Part 2", of record in Plat Book 5, Page 218 (Union County), a distance of 696.35 feet to the southwest corner of that tract conveyed to Tartan Development Company (West), LLC by deed of record in Official Record 665, Page 741 (Union County);

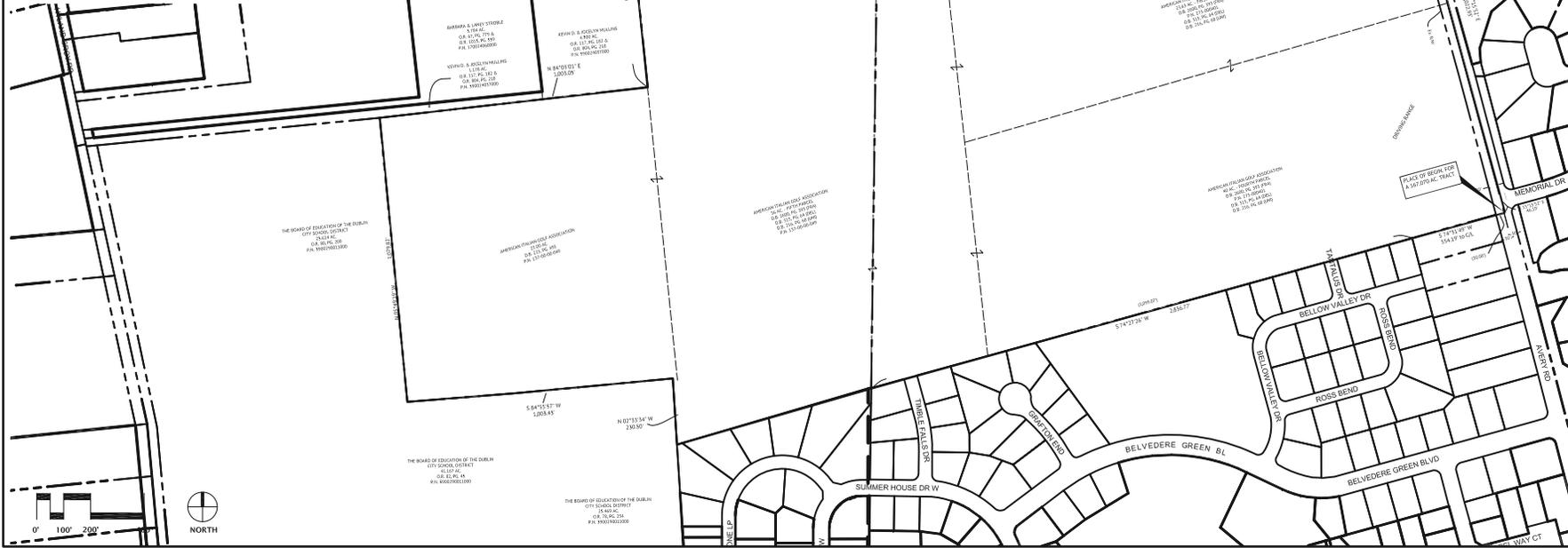
Thence North 82°57'01" East, with the southerly line of said Tartan Development Company tract, the southerly line of Savona Condominium at Tartan West Third Amendment, of record in Condo Plat Book 5, Page 239 (Union County), the southerly line of Savona Condominium at Tartan West Fifth Amendment, of record in Condo Plat Book 5, Page 261 (Union County), the southerly line of that tract conveyed to Wood Run Partners, LLC by deed of record in Official Record 949, Page 154 (Union County), the southerly line of Savona Condominium at Tartan West Sixth Amendment, of record in Condo Plat Book 5, Page 276 (Union County), and the southerly line of that tract conveyed to The Board of Education of the Dublin City School District by deeds of record in Official Record 883D10 (Franklin County) and Deed Book 483, Page 379 (Delaware County), a distance of 1148.34 feet to a point;

Thence North 74°30'22" East, with the southerly line of said School District tract, a distance of 1676.66 feet to a point in the centerline of Avey Road;

Thence South 15°16'07" East, with said centerline, a distance of 2022.21 feet to a point;

Thence South 74°28'46" West, with the northerly line of the subdivision entitled "The Celtic Estates of Avey", of record in Plat Book 105, Page 30 (Franklin County), a distance of 354.19 feet to the northwesterly corner thereof;

Thence South 74°26'05" West, with the northerly line of the subdivision entitled "Belvedere Section 1", of record in Plat Book 96, Page 6 (Franklin County), the northerly line of the subdivision entitled "Belvedere Section 2", of record in Plat Book 98, Page 74 (Franklin County), and the northerly line of said Belvedere Section 3, a distance of 3837.44 feet to POINT OF BEGINNING, containing 167.055 acres of land, more or less.



Date: September 30, 2014
Job No.: 10081

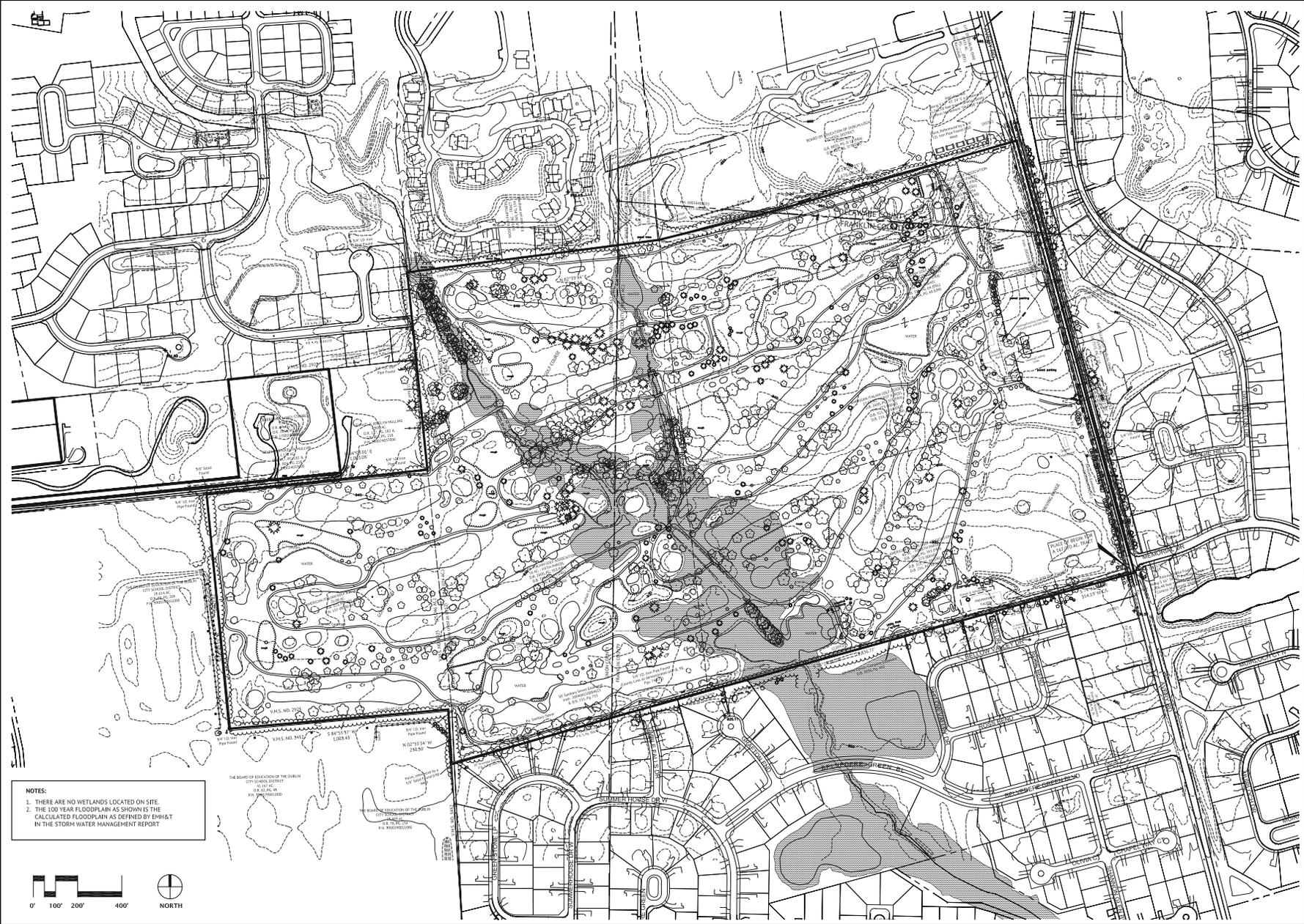
CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

BOUNDARY MAP/
SURVEY

EDGE
ENGINEERING AND ARCHITECTURE
300 WEST HARBING STREET, SUITE 350
DUBLIN, OHIO 43017
614.444.1343

REVISIONS	DATE	DESCRIPTION

PDP
4



NOTES:
 1. THERE ARE NO WETLANDS LOCATED ON-SITE.
 2. THE 100 YEAR FLOODPLAIN AS SHOWN IS THE CALCULATED FLOODPLAIN AS DEFINED BY EHM&T IN THE STORM WATER MANAGEMENT REPORT



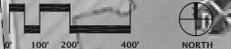
THE BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOLS DISTRICT
 10110 LARUE
 P.O. BOX 1001180
 DUBLIN, OHIO 43011-0180
 TEL: 614.233.7000 FAX: 614.233.7001

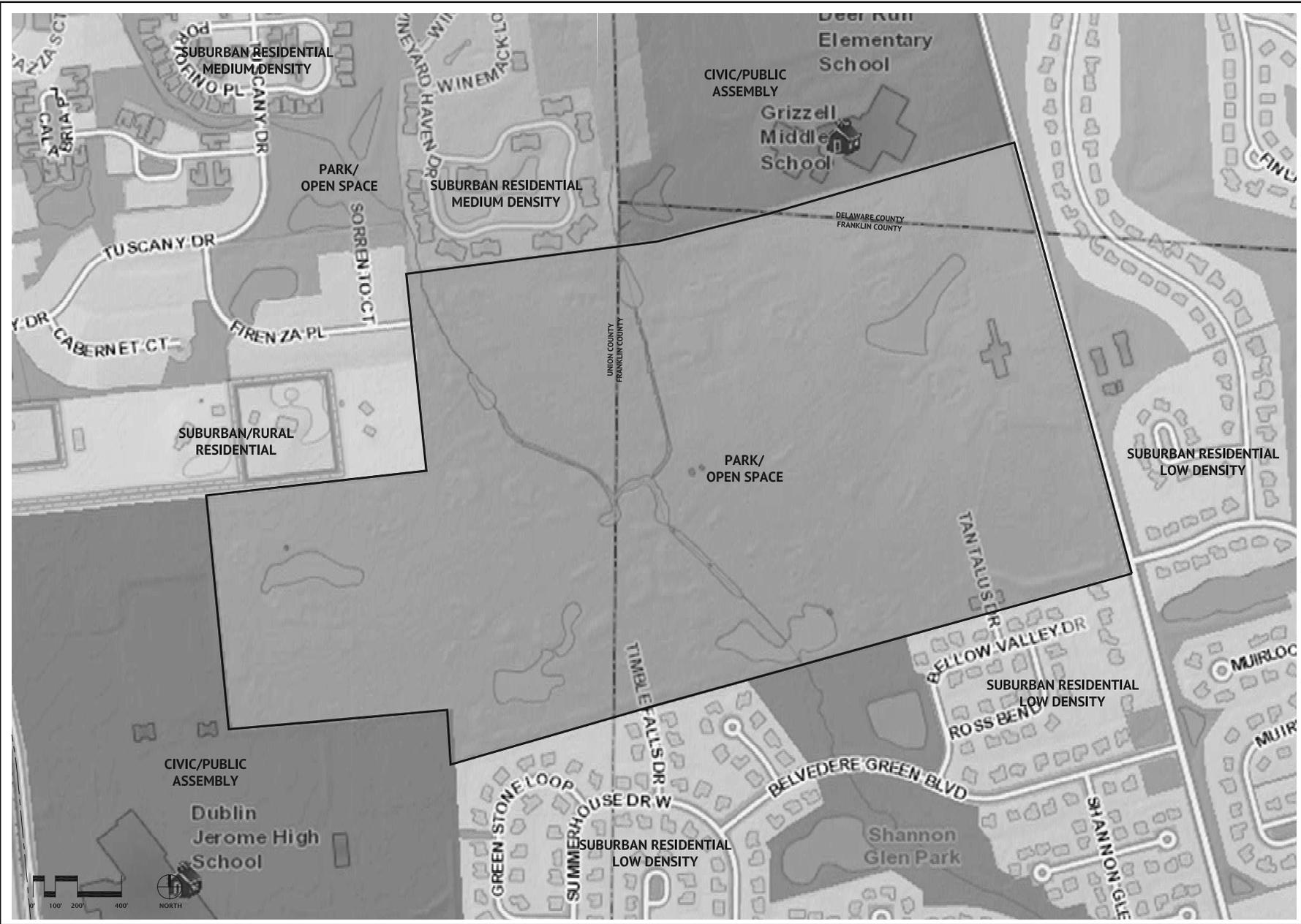
THE BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOLS DISTRICT
 10110 LARUE
 P.O. BOX 1001180
 DUBLIN, OHIO 43011-0180
 TEL: 614.233.7000 FAX: 614.233.7001

NO.	DATE	DESCRIPTION

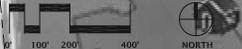


Date: September 30, 2014 Job No.: 10005.1																																		
CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA																																		
SURROUNDING ZONING DISTRICTS MAP																																		
EDGE <small>ENGINEERING & ARCHITECTURE 200 WEST WINDY HILL STREET, SUITE 300 COLUMBUS, OHIO 43215 (614) 462-0022</small>																																		
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION																														
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Date: September 30, 2014 Job No: 13005.1																																		
																																		
CITY OF DUBLIN, OHIO PRELIMINARY DEVELOPMENT PLAN FOR RIVIERA																																		
SURROUNDING LAND USE MAP																																		
EDGE <small>ENGINEERING & ARCHITECTURE 200 WEST WINDY HILL STREET, SUITE 300 COLUMBUS, OHIO 43215 (614) 461-0022</small>																																		
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																															SHEET PDP 7
NO.	DATE	DESCRIPTION																																





Date: September 30, 2014
Job No. 10005.1

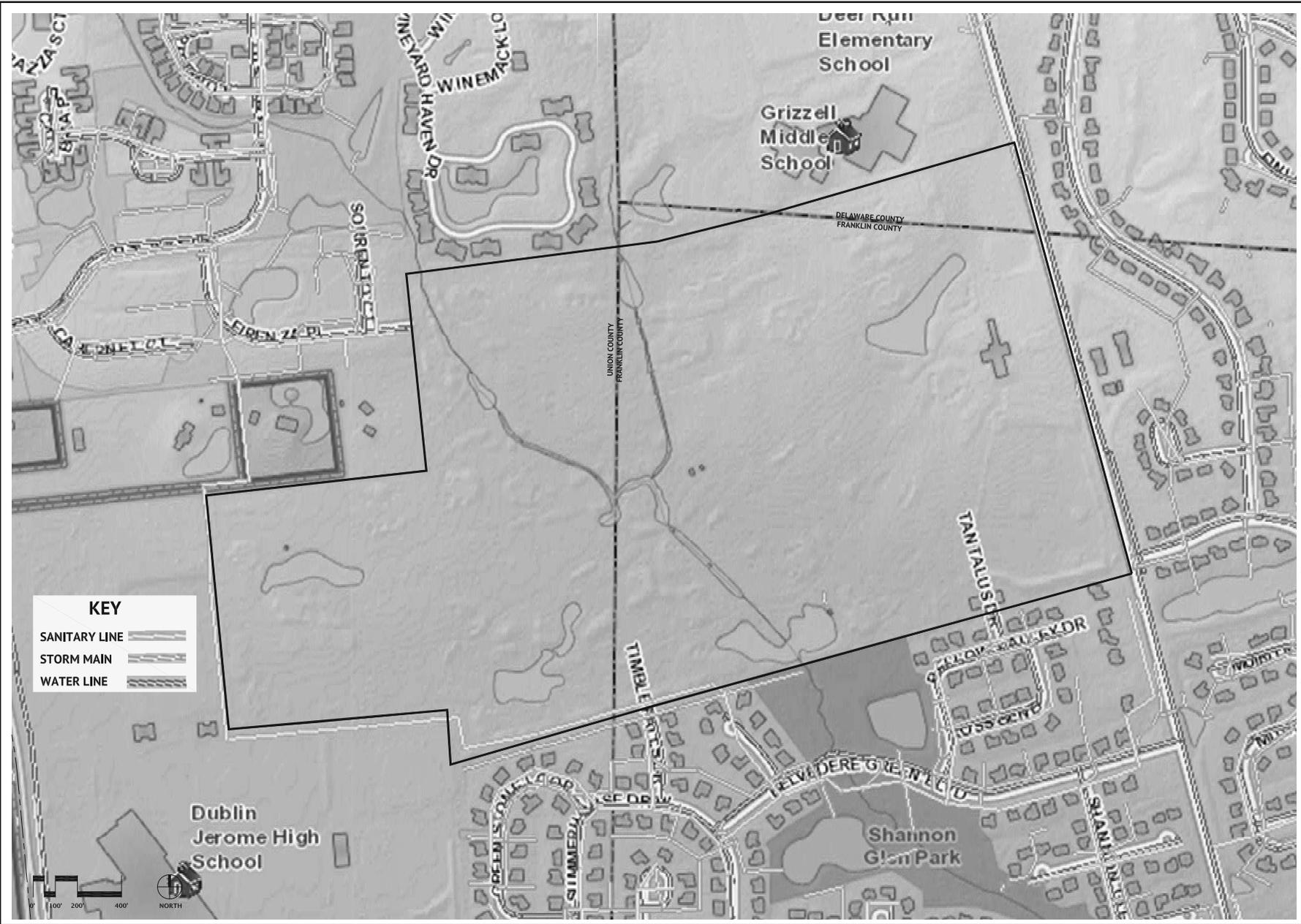


CITY OF DUBLIN, OHIO
PRELIMINARY DEVELOPMENT PLAN
FOR
RIVIERA

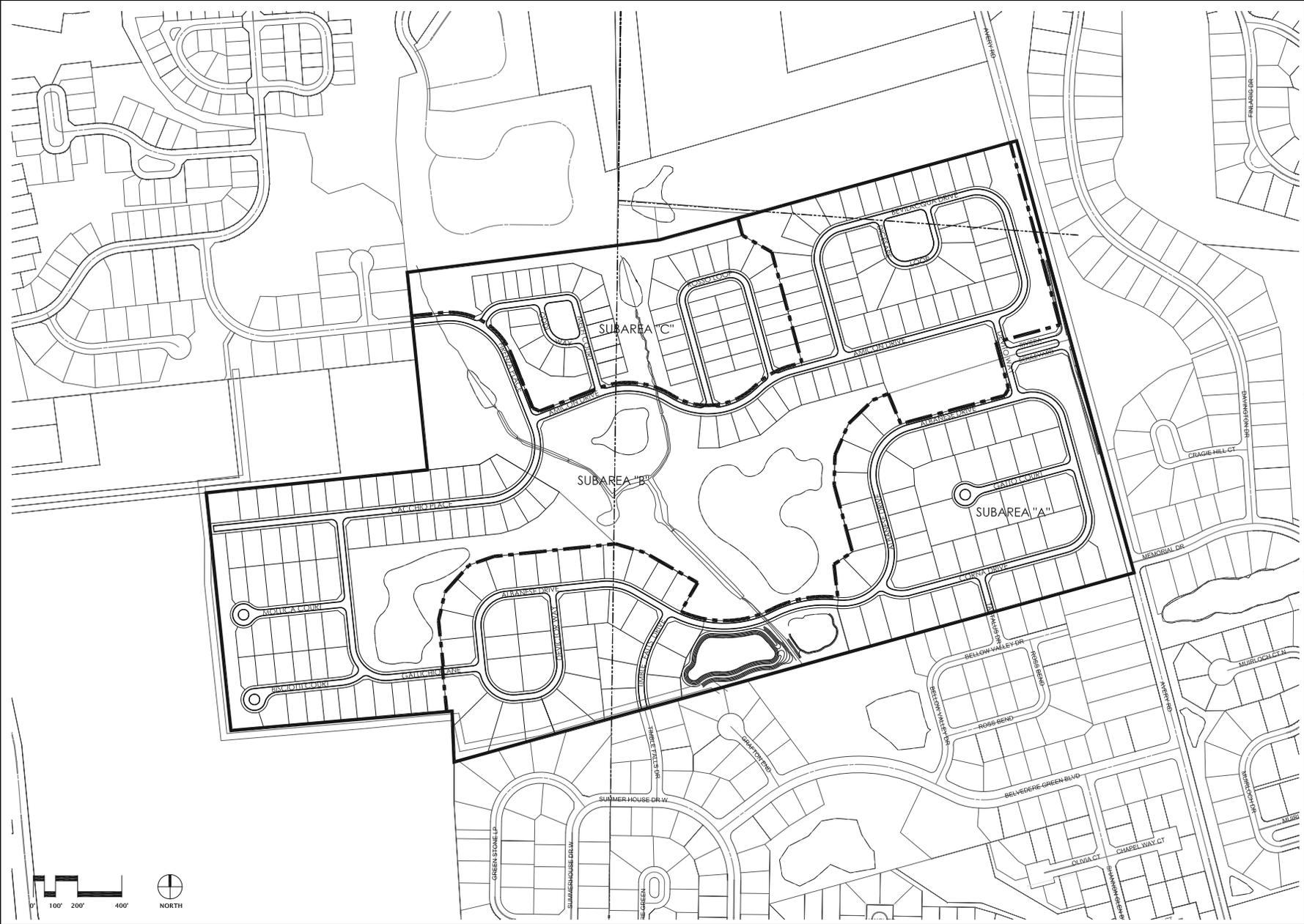
**SURROUNDING
DENSITIES MAP**

EDGE
ENGINEERING, ARCHITECTURE &
CONSULTING, INC.
COLUMBUS, OHIO 43215
(614) 461-1111

NO.	DATE	DESCRIPTION



NO.	DATE	REVISIONS



Date: September 30, 2014
 Job No.: 10005.1



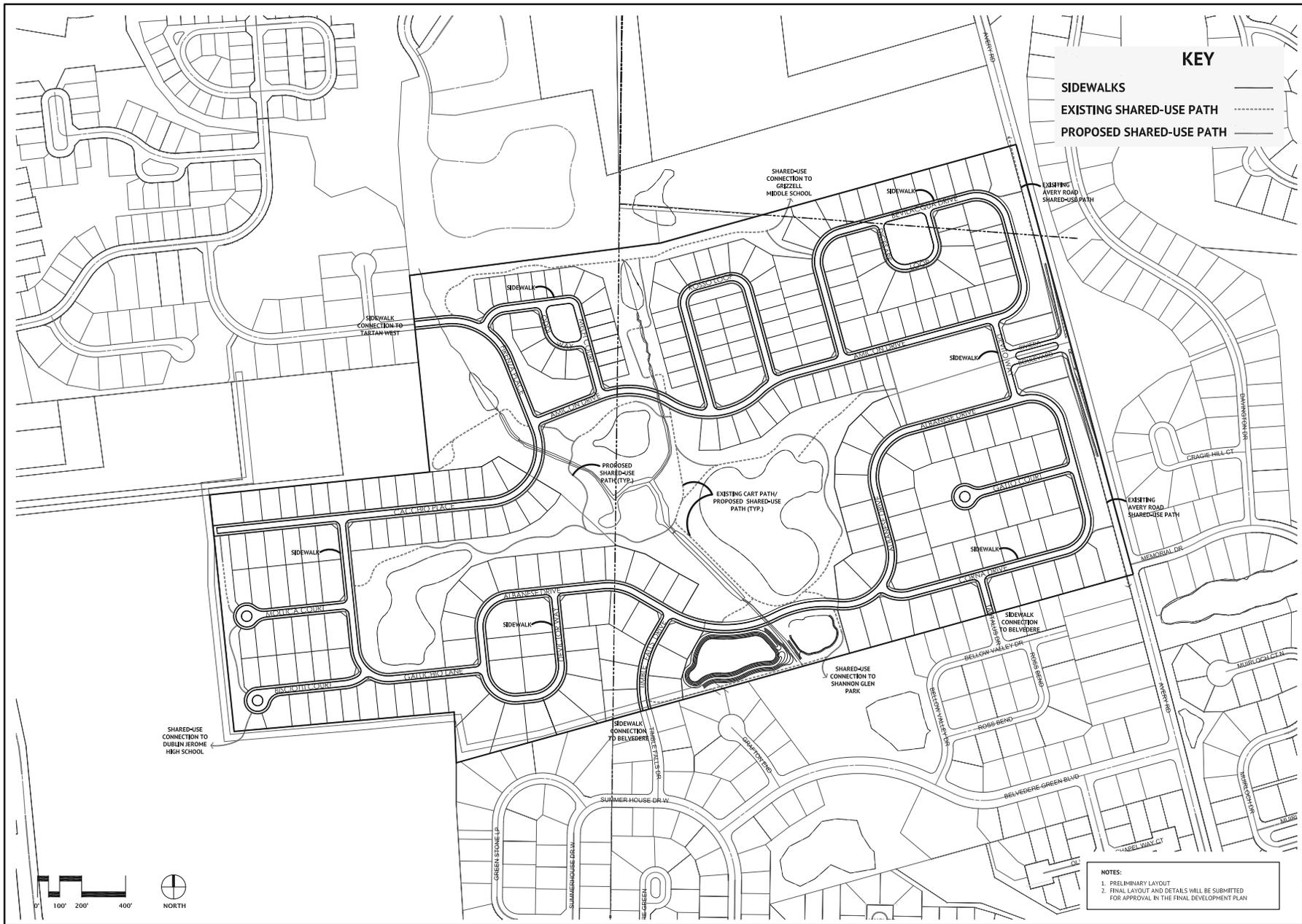
CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
RIVIERA

SUB AREA PLAN

EDGE
 ENGINEERING
 COLUMBUS, OHIO 43215
 (614) 233-1100

NO.	DATE	DESCRIPTION

SHEET
PDP
 10



KEY

- SIDEWALKS
- EXISTING SHARED-USE PATH
- PROPOSED SHARED-USE PATH

Date: September 30, 2014
 Job No. 10005.1

CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
RIVIERA

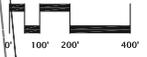
**PEDESTRIAN
 CIRCULATION PLAN**

EDGE
 ENGINEERING
 10000 WILSON AVENUE, SUITE 500
 COLUMBUS, OHIO 43240
 (614) 891-1234

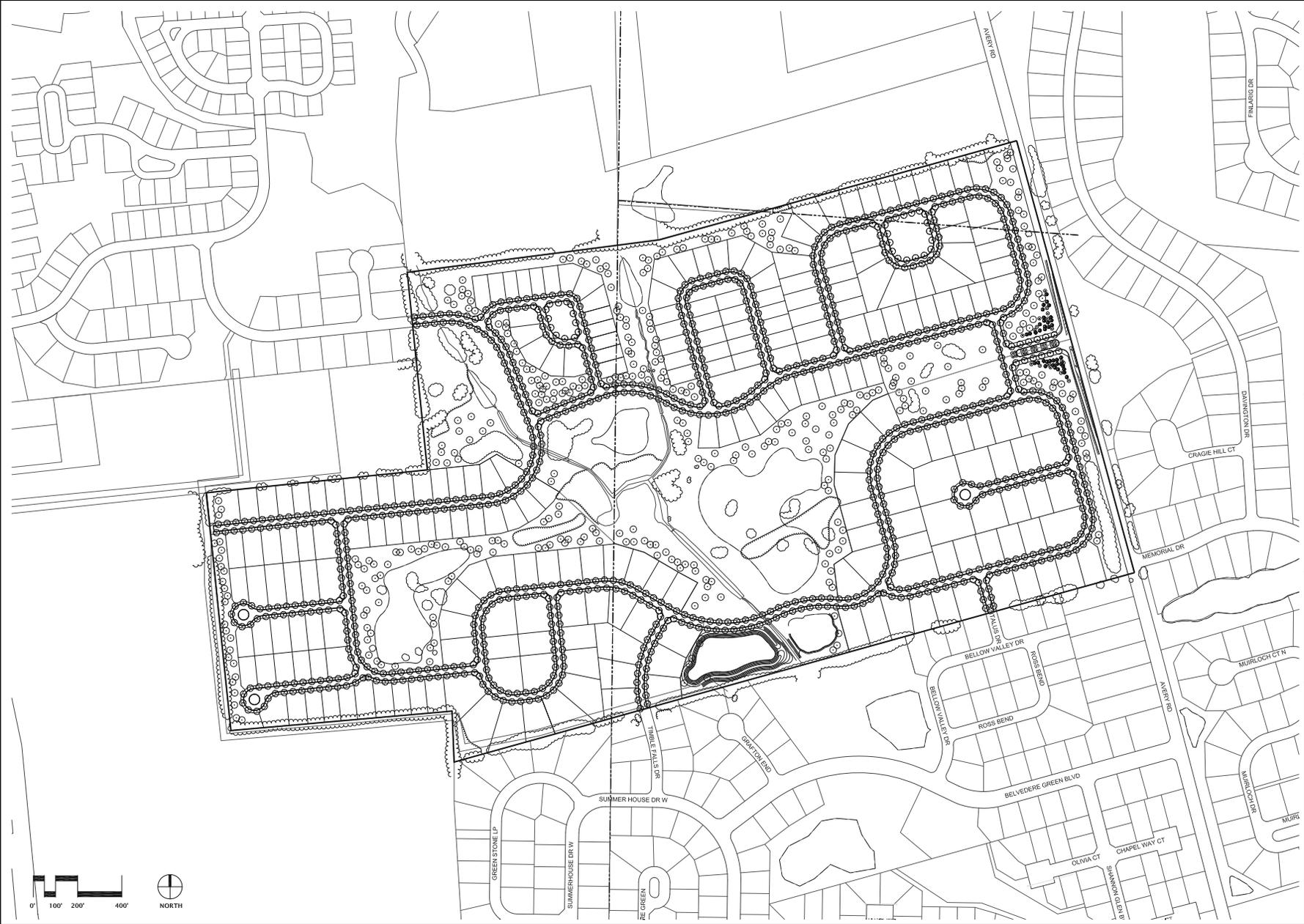
NO.	DATE	DESCRIPTION

REVISIONS

PDP



- NOTES:**
1. PRELIMINARY LAYOUT
 2. FINAL LAYOUT AND DETAILS WILL BE SUBMITTED FOR APPROVAL IN THE FINAL DEVELOPMENT PLAN



Date: September 30, 2014
 Job No.: 10005.1

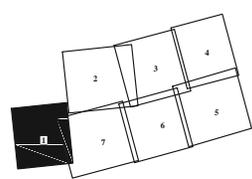
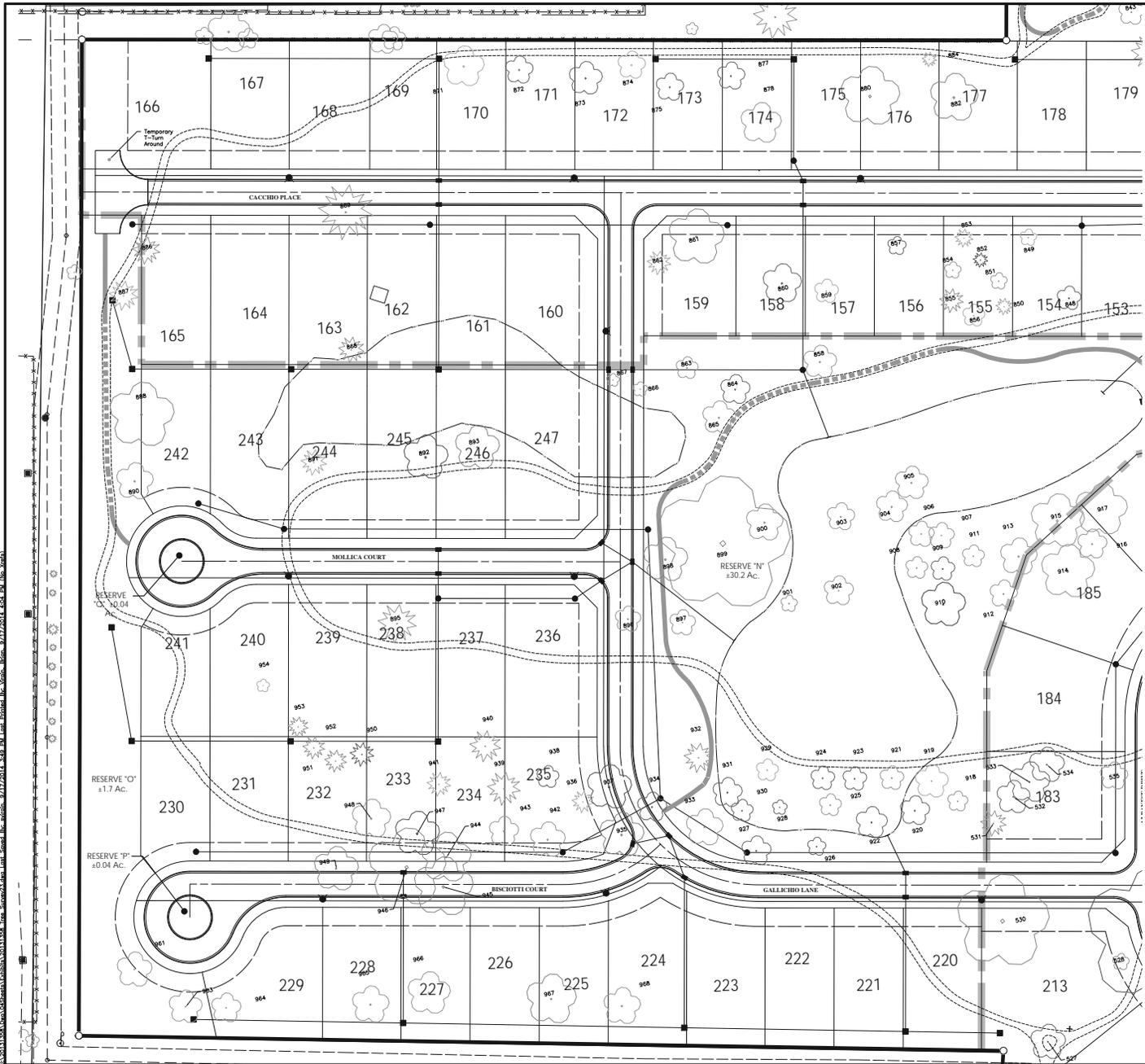


CITY OF DUBLIN, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
RIVIERA

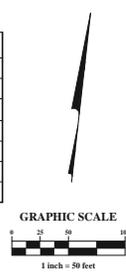
**PRELIMINARY
 LANDSCAPE PLAN**

EDGE
 ENGINEERING
 10000 W. STATE ST. SUITE 500
 COLUMBUS, OHIO 43241
 (614) 491-1111

NO.	DATE	DESCRIPTION



LEGEND = < 24"	Good
	Fair
	Poor
LEGEND = 24" & >	Good
	Fair
	Poor



NO.	DATE	DESCRIPTION



CITY OF RIVERVIEW, FLORIDA
 FOR
 TREE-OVERALL-50 SCALE - ALL TREES
**RIVERIA
 TREE SURVEY**

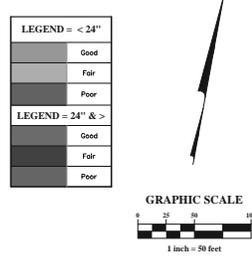
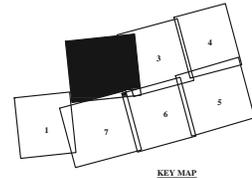
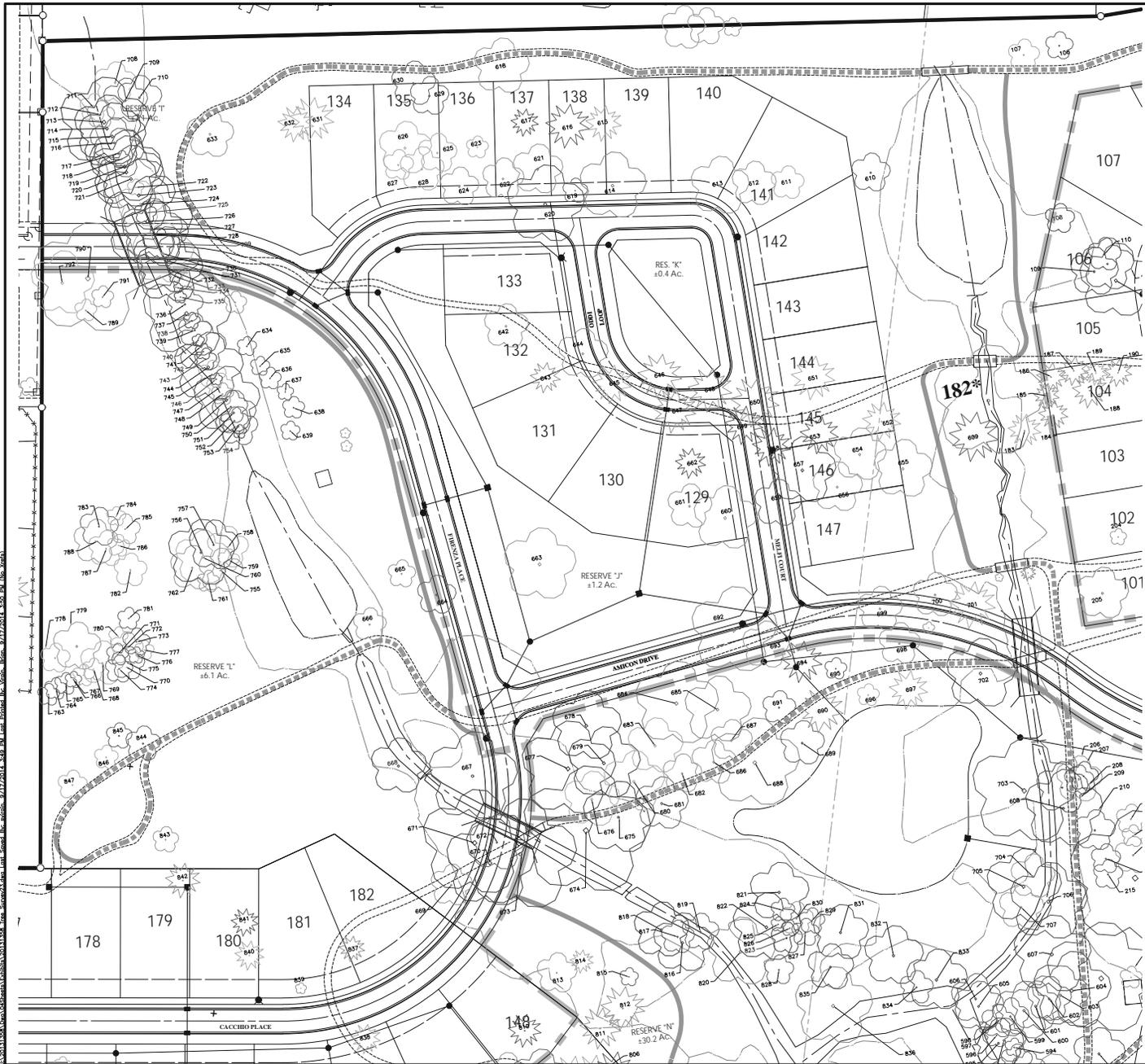
EMH
 ENVIRONMENTAL MANAGEMENT, INC.
 1000 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FL 33606
 (813) 973-1111
 WWW.EMHINC.COM

DATE: September, 2014

SCALE: 1" = 50'

JOB NO.: 2013-1358

SHEET: 1/11



NO.	DATE	DESCRIPTION



CITY OF RIVERVIEW, FLORIDA
 FOR
RIVIERA TREE SURVEY

EMH
 Environmental Management
 1000 MacArthur Blvd., Suite 100
 Jacksonville, FL 32217
 Phone: 904.251.1111
 Fax: 904.251.1112
 Website: www.emh.com

DATE: September, 2014

SCALE: 1" = 50'

JOB NO.: 2013-1358

SHEET: 2/11

20131358.Dwg (20131358) Tree Survey.dwg, User: jason, Date: 9/17/2014, 3:58 PM, Plot: 20131358.dwg, 9/17/2014, 3:58 PM, No. 2014

TREE SURVEY				
Number	Latin name	Common name	DBH	Condition
1	Morus spp.	Mulberry	7-6-6-8-6	Poor
2	Fraxinus pennsylvanica	Green ash	12	Dead
3	Pinus strobus	White pine	8	Good
4	Pinus strobus	White pine	10	Good
5	Pinus strobus	White pine	11	Good
6	Pinus strobus	White pine	18	Good
7	Pinus strobus	White pine	11	Good
8	Pinus strobus	White pine	11	Good
9	Pinus strobus	White pine	8	Good
10	Picea omorika	Serbian spruce	10	Good
11	Pinus strobus	White pine	8	Good
12	Pinus strobus	White pine	9	Good
13	Pinus strobus	White pine	11	Good
14	Picea pungens	Blue spruce	15	Good
17	Malus spp.	Crabapple	9	Good
18	Platanus x acerifolia	London planetree	30	Good
19	Gleditsia triacanthos var. inermis	Thornless honeylocust	28	Good
20	Gleditsia triacanthos var. inermis	Thornless honeylocust	26	Good
21	Acer saccharum	Sugar maple	24	Good
22	Platanus x acerifolia	London planetree	28	Good
23	Fraxinus spp.	Ash	18	Dead
24	Fraxinus pennsylvanica	Green ash	10	Fair
25	Acer saccharum	Sugar maple	7	Good
26	Red oak	Red oak	9	Good
27	Betula nigra	River birch	8-8-7-9-7	Good
28	Betula nigra	River birch	19	Fair
29	Betula nigra	River birch	11-9	Good
30	Gleditsia triacanthos var. inermis	Thornless honeylocust	20	Fair
31	Crataegus spp.	Hawthorn	7	Good
32	Fraxinus spp.	Ornamental Cherry	12	Fair
33	Acer glabrum	Amur maple	7-6-8	Good
34	Gleditsia triacanthos var. inermis	Thornless honeylocust	24	Fair
35	Acer rubrum	Red Maple	17	Good
36	Quercus rubra	Red oak	28	Good
37	Acer rubrum	Red Maple	12-7	Good
38	Pinus strobus	Ornamental Pear	12	Poor
39	Acer saccharinum	Silver maple	22-21	Good
40	Fraxinus americana	White ash	10	Poor
41	Acer saccharum	Sugar maple	10	Fair
42	Gleditsia triacanthos var. inermis	Thornless honeylocust	21	Fair
43	Fraxinus spp.	Ash	14	Dead
44	Gleditsia triacanthos var. inermis	Thornless honeylocust	13-11	Good
45	Pinus strobus	White pine	15	Good
46	Pinus strobus	White pine	13	Good
47	Tilia americana	Linden	13	Good
48	Tilia americana	Linden	9-6-8	Good
49	Tilia americana	Linden	21	Good
50	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
51	Quercus palustris	Pin oak	28	Good
52	Picea abies	Norway spruce	20	Good
53	Picea abies	Norway spruce	18	Good
54	Picea abies	Norway spruce	19	Good
55	Quercus palustris	Pin oak	30	Good
56	Picea pungens	Blue spruce	12	Fair
57	Quercus palustris	Pin oak	28	Good
58	Picea pungens	Blue spruce	12	Good
59	Picea pungens	Blue spruce	14	Good
60	Picea pungens	Blue spruce	15	Good
61	Picea pungens	Blue spruce	14	Good
62	Picea pungens	Blue spruce	14	Good
63	Picea pungens	Blue spruce	12	Poor
64	Picea pungens	Blue spruce	14	Good
65	Picea pungens	Blue spruce	14	Good
66	Pinus sylvestris	Scots pine	18	Good
68	Pinus nigra	Austrian pine	14	Good
69	Pinus nigra	Austrian pine	14	Fair
70	Pinus nigra	Austrian pine	14	Poor
71	Acer saccharinum	Silver maple	40	Good
72	Picea pungens	Blue spruce	14	Good
73	Picea pungens	Blue spruce	14	Good
74	Fraxinus spp.	Ash	9	Poor
76	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
79	Gleditsia triacanthos var. inermis	Thornless honeylocust	30	Good
82	Fraxinus pennsylvanica	Green ash	10	Fair
83	Fraxinus pennsylvanica	Green ash	10	Fair
84	Fraxinus pennsylvanica	Green ash	10	Fair
85	Gleditsia triacanthos var. inermis	Thornless honeylocust	19	Fair
91	Liquidambar styraciflua	Sweetgum	16	Good
93	Liquidambar styraciflua	Sweetgum	16	Fair
102	Fraxinus pennsylvanica	Green ash	6	Fair
103	Fraxinus pennsylvanica	Green ash	6	Poor
104	Fraxinus pennsylvanica	Green ash	6	Fair
105	Gleditsia triacanthos var. inermis	Thornless honeylocust	19	Good
106	Fraxinus pennsylvanica	Green ash	15	Poor
107	Fraxinus pennsylvanica	Green ash	17	Fair
108	Fraxinus pennsylvanica	Green ash	23	Dead
109	Fraxinus pennsylvanica	Green ash	26	Poor
110	Fraxinus pennsylvanica	Green ash	16-18	Poor
111	Fraxinus pennsylvanica	Green ash	40	Poor
112	Fraxinus pennsylvanica	Green ash	21-21	Poor
113	Picea pungens	Blue spruce	15	Fair

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
114	Picea pungens	Blue spruce	9	Poor
115	Picea pungens	Blue spruce	12	Fair
116	Picea pungens	Blue spruce	11	Poor
117	Liquidambar styraciflua	Sweetgum	18	Good
118	Fraxinus pennsylvanica	Green ash	10	Poor
119	Acer rubrum	Red Maple	15	Good
120	Picea pungens	Blue spruce	16	Fair
121	Picea pungens	Blue spruce	15	Fair
122	Picea pungens	Blue spruce	15	Poor
128	Quercus palustris	Pin oak	16	Good
129	Gleditsia triacanthos var. inermis	Thornless honeylocust	23	Good
130	Liquidambar styraciflua	Sweetgum	20	Good
131	Picea pungens	Blue spruce	15	Good
132	Tilia americana	Linden	19	Good
133	Picea pungens	Blue spruce	23	Good
134	Platanus x acerifolia	London planetree	16	Good
135	Picea pungens	Blue spruce	13	Poor
136	Pyrus calleryana	Ornamental Pear	30	Fair
137	Acer saccharum	Sugar maple	12	Good
138	Acer rubrum	Red Maple	16	Fair
139	Liquidambar styraciflua	Sweetgum	15	Good
140	Picea pungens	Blue spruce	10	Poor
141	Acer saccharum	Sugar maple	16	Good
142	Fraxinus pennsylvanica	Green ash	34	Poor
143	Platanus x acerifolia	London planetree	26	Good
144	Liquidambar styraciflua	Sweetgum	20	Good
145	Liquidambar styraciflua	Sweetgum	16	Good
146	Fraxinus pennsylvanica	Green ash	20	Good
147	Acer rubrum	Red Maple	13	Good
148	Picea pungens	Blue spruce	20	Fair
149	Quercus palustris	Pin oak	34	Good
150	Quercus rubra	Red oak	36	Good
151	Quercus rubra	Red oak	30	Good
152	Fraxinus pennsylvanica	Green ash	14	Poor
153	Picea pungens	Blue spruce	20	Good
154	Quercus rubra	Red oak	22	Good
155	Quercus rubra	Red oak	28	Good
156	Quercus rubra	Red oak	24	Good
157	Tilia cordata	Littleleaf Linden	24	Good
158	Tilia cordata	Littleleaf Linden	17	Good
159	Tilia americana	Linden	28	Good
160	Tilia americana	Linden	22	Good
161	Quercus palustris	Pin oak	36	Good
162	Quercus rubra	Red oak	28	Good
163	Quercus rubra	Red oak	28	Good
164	Picea pungens	Blue spruce	16	Good
165	Picea pungens	Blue spruce	17	Good
166	Picea pungens	Blue spruce	20	Good
167	Picea pungens	Blue spruce	18	Good
168	Acer rubrum	Red Maple	16	Good
169	Fraxinus pennsylvanica	Green ash	18	Fair
171	Quercus rubra	Red oak	54	Good
173	Fraxinus pennsylvanica	Green ash	10	Poor
174	Quercus rubra	Red oak	32	Good
175	Quercus rubra	Red oak	15	Good
176	Acer rubrum	Red Maple	7	Good
177	Tilia cordata	Littleleaf Linden	28	Good
179	Picea pungens	Blue spruce	8	Good
180	Picea pungens	Blue spruce	8	Good
181	Picea pungens	Blue spruce	8	Good
182*	Populus deltoides	Cottonwood	60-16-40-28	Fair
183	Picea pungens	Blue spruce	18	Fair
184	Picea pungens	Blue spruce	14	Good
185	Picea pungens	Blue spruce	14	Good
186	Picea pungens	Blue spruce	16	Good
187	Picea pungens	Blue spruce	16	Good
188	Picea pungens	Blue spruce	19	Good
189	Picea pungens	Blue spruce	13	Fair
190	Picea pungens	Blue spruce	15	Good
191	Picea pungens	Blue spruce	14	Good
192	Picea pungens	Blue spruce	16	Good
193	Picea pungens	Blue spruce	14	Good
196	Gleditsia triacanthos var. inermis	Thornless honeylocust	16	Good
197	Pinus sylvestris	Scots pine	20	Fair
198	Pinus sylvestris	Scots pine	14	Good
199	Pinus sylvestris	Scots pine	22	Fair
200	Pinus sylvestris	Scots pine	9	Good
201	Pinus sylvestris	Scots pine	13	Good
202	Pinus sylvestris	Scots pine	14	Good
203	Pinus strobus	White pine	13	Good
204	Gleditsia triacanthos var. inermis	Thornless honeylocust	9	Good
205	Tilia americana	Linden	28	Good
206	Carya ovata	Shagbark hickory	16	Good
207	Fraxinus pennsylvanica	Green ash	25	Poor
208	Fraxinus pennsylvanica	Green ash	16	Poor
209	Fraxinus pennsylvanica	Green ash	28	Poor
210	Fraxinus pennsylvanica	Green ash	22	Poor
211	Carya ovata	Shagbark hickory	16	Good
212	Carya ovata	Shagbark hickory	12	Good
213	Quercus rubra	Red oak	20	Good
214	Fraxinus pennsylvanica	Green ash	14-13-16	Poor
215	Fraxinus pennsylvanica	Green ash	16	Poor
216	Quercus bicolor	Swamp white oak	72	Fair
217	Fraxinus pennsylvanica	Green ash	25-60	Poor

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
218	Prunus serotina	Black cherry	12	Good
219	Acer saccharinum	Silver maple	24	Fair
220	Fraxinus americana	White ash	28	Poor
221	Acer saccharinum	Silver maple	22	Good
222	Acer rubrum	Red Maple	24	Good
223	Acer saccharum	Sugar maple	14	Good
224	Acer saccharum	Sugar maple	20	Good
225	Liquidambar styraciflua	Sweetgum	15	Good
226	Pinus sylvestris	Scots pine	13	Fair
227	Pinus sylvestris	Scots pine	12	Good
228	Liquidambar styraciflua	Sweetgum	16	Good
229	Platanus x acerifolia	London planetree	6	Good
230	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Fair
231	Acer saccharum	Sugar maple	16	Fair
232	Fraxinus pennsylvanica	Green ash	25	Poor
233	Acer saccharum	Sugar maple	14	Good
234	Gleditsia triacanthos var. inermis	Thornless honeylocust	14	Fair
235	Acer saccharum	Sugar maple	14	Fair
236	Tilia americana	Linden	28-8	Good
237	Tilia americana	Linden	28	Good
238	Fraxinus pennsylvanica	Green ash	25	Poor
239	Acer rubrum	Red Maple	10	Good
240	Acer rubrum	Red Maple	14	Good
241	Acer rubrum	Red Maple	15	Fair
242	Platanus x acerifolia	London planetree	6	Good
243	Liquidambar styraciflua	Sweetgum	17	Good
244	Fraxinus pennsylvanica	Green ash	24	Poor
245	Liquidambar styraciflua	Sweetgum	18	Good
246	Picea pungens	Blue spruce	12	Good
247	Picea pungens	Blue spruce	11	Good
248	Picea pungens	Blue spruce	9	Poor
249	Picea pungens	Blue spruce	10	Good
250	Acer rubrum	Red Maple	9	Poor
251	Liquidambar styraciflua	Sweetgum	20	Good
252	Fraxinus pennsylvanica	Green ash	13-18	Poor
253	Picea pungens	Blue spruce	12	Good
254	Picea pungens	Blue spruce	8	Fair
255	Picea abies	Norway spruce	17	Good
256	Liquidambar styraciflua	Sweetgum	19	Good
257	Acer saccharum	Sugar maple	13	Good
258	Picea pungens	Blue spruce	14	Good
259	Pinus strobus	White pine	16	Good
260	Fraxinus americana	White ash	8	Fair
261	Pinus strobus	White pine	19	Good
262	Acer rubrum	Red Maple	15	Good
263	Pinus strobus	White pine	11	Good
264	Pinus strobus	White pine	10	Fair
265	Pinus strobus	White pine	13	Good
266	Liquidambar styraciflua	Sweetgum	16	Good
267	Quercus rubra	Red oak	30	Good
268	Liquidambar styraciflua	Sweetgum	15	Good
269	Liquidambar styraciflua	Sweetgum	15	

TREE SURVEY				
Number	Latin name	Common name	DBH	Condition
280	Fraxinus americana	White ash	9	Fair
281	Fraxinus americana	White ash	8	Poor
282	Fraxinus americana	White ash	12	Fair
283	Liquidambar styraciflua	Sweetgum	16	Good
284	Tilia americana	Linden	25	Good
285	Fraxinus spp.	Ash	16	Dead
286	Liquidambar styraciflua	Sweetgum	18	Good
287	Fraxinus americana	White ash	9	Fair
288	Quercus palustris	Pin oak	24	Good
289	Acer saccharinum	Silver maple	30	Good
290	Quercus palustris	Pin oak	34	Good
291	Quercus palustris	Pin oak	36	Good
292	Quercus palustris	Pin oak	24	Good
293	Quercus rubra	Red oak	31	Good
294	Tilia americana	Linden	9-10-14	Fair
295	Tilia americana	Linden	19	Good
296	Liquidambar styraciflua	Sweetgum	18	Good
297	Tilia americana	Linden	16-13	Good
298	Fraxinus pennsylvanica	Green ash	22	Poor
299	Liquidambar styraciflua	Sweetgum	17	Good
300	Pinus sylvestris	Scots pine	16	Good
301	Liquidambar styraciflua	Sweetgum	20	Good
302	Betula nigra	River birch	23	Good
303	Tilia americana	Linden	22	Good
304	Acer saccharum	Sugar maple	19	Good
305	Quercus palustris	Pin oak	32	Good
306	Quercus palustris	Pin oak	32	Good
307	Tilia americana	Linden	21	Fair
308	Fraxinus excelsior 'hessei'	European ash	16-9-5	Poor
309	Ulmus parvifolia	Chinese elm	7-7-6-7-14	Fair
310	Acer rubrum	Red Maple	7	Good
311	Pyrus calleryana	Ornamental Pear	19-8-12	Fair
312	Pinus strobus	White pine	18	Good
313	Pinus strobus	White pine	18	Good
314	Picea pungens	Blue spruce	16	Fair
315	Picea pungens	Blue spruce	12	Fair
316	Picea pungens	Blue spruce	18	Good
317	Acer rubrum	Red Maple	9	Good
318	Quercus palustris	Pin oak	16	Good
319	Fraxinus pennsylvanica	Green ash	17	Poor
320	Fraxinus pennsylvanica	Green ash	15	Poor
321	Tilia americana	Linden	35	Good
322	Tilia americana	Linden	28	Fair
323	Pinus sylvestris	Scots pine	12	Fair
324	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Fair
325	Pinus strobus	White pine	24	Good
326	Pinus strobus	White pine	20	Good
329	Liriodendron tulipifera	Tulip poplar	8	Good
330	Quercus palustris	Pin oak	28	Good
332	Picea pungens	Blue spruce	13	Good
333	Liquidambar styraciflua	Sweetgum	7	Good
334	Picea pungens	Blue spruce	14	Good
335	Pinus strobus	White pine	16	Good
336	Platanus x acerifolia	London planetree	29	Good
337	Populus deltoides	Cottonwood	22-20	Good
338	Populus deltoides	Cottonwood	22-20	Good
339	Populus deltoides	Cottonwood	20-26	Good
340	Populus deltoides	Cottonwood	30-25	Fair
341	Populus deltoides	Cottonwood	28	Poor
342	Populus deltoides	Cottonwood	20	Poor
343	Populus deltoides	Cottonwood	22	Poor
344	Populus deltoides	Cottonwood	23	Poor
345*	Populus deltoides	Cottonwood	36	Poor
346	Populus deltoides	Cottonwood	25	Dead
347	Populus deltoides	Cottonwood	31	Poor
348	Populus deltoides	Cottonwood	18-18-24	Fair
349	Populus deltoides	Cottonwood	22	Fair
350	Populus deltoides	Cottonwood	24	Dead
351	Salix alba	Weeping willow	78	Poor
352	Salix alba	Weeping willow	21-46-42	Poor
353	Picea pungens	Blue spruce	10	Good
354	Picea pungens	Blue spruce	14	Fair
355	Liquidambar styraciflua	Sweetgum	18	Good
356	Liquidambar styraciflua	Sweetgum	18	Good
357	Liquidambar styraciflua	Sweetgum	20	Good
358	Liquidambar styraciflua	Sweetgum	14	Good
359	Pinus strobus	White pine	6	Good
360	Pinus strobus	White pine	6	Good
361	Pinus strobus	White pine	7	Good
362	Quercus rubra	Red oak	32	Good
363	Quercus palustris	Pin oak	36	Good
364	Quercus palustris	Pin oak	34	Good
365	Picea pungens	Blue spruce	14	Fair
366	Picea pungens	Blue spruce	18	Fair
367	Quercus palustris	Pin oak	28	Good
368	Quercus rubra	Red oak	29	Good
369	Fraxinus pennsylvanica	Green ash	21	Poor
370	Liquidambar styraciflua	Sweetgum	19	Good
371	Quercus palustris	Pin oak	30	Good
372	Tilia cordata	Littleleaf Linden	18	Good
373	Tilia cordata	Littleleaf Linden	26	Good

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
374	Fraxinus americana	White ash	12	Fair
375	Fraxinus americana	White ash	12	Fair
376	Fraxinus americana	White ash	11	Fair
378	Quercus rubra	Red oak	21	Good
379	Fraxinus pennsylvanica	Green ash	9	Poor
380	Liquidambar styraciflua	Sweetgum	20	Good
381	Quercus rubra	Red oak	30	Good
382	Fraxinus pennsylvanica	Green ash	17	Fair
383	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
384	Quercus rubra	Red oak	33	Good
386	Tilia cordata	Littleleaf Linden	15	Good
388	Liquidambar styraciflua	Sweetgum	15	Good
389	Quercus rubra	Red oak	27	Good
390	Picea abies	Norway spruce	21	Fair
391	Quercus palustris	Pin oak	30	Good
392	Liquidambar styraciflua	Sweetgum	19	Good
393	Fraxinus americana	White ash	17	Poor
394	Picea abies	Norway spruce	17	Good
395	Picea abies	Norway spruce	9	Good
396	Picea abies	Norway spruce	8	Fair
397	Picea abies	Norway spruce	18	Good
398	Picea abies	Norway spruce	10	Good
399	Pinus sylvestris	Scots pine	13	Good
400	Acer saccharinum	Silver maple	21	Good
401	Picea pungens	Blue spruce	9	Good
402	Picea pungens	Blue spruce	13	Good
403	Picea pungens	Blue spruce	9	Good
404	Liquidambar styraciflua	Sweetgum	15	Good
405	Pinus sylvestris	Scots pine	12	Fair
406	Quercus palustris	Pin oak	34	Good
407	Acer saccharum	Silver maple	6-9-7-8-7-8	Good
408	Gleditsia triacanthos	Honeylocust	6	Good
409	Juniperus spp.	Juniper	10	Good
410	Fraxinus pennsylvanica	Green ash	10	Poor
411	Picea pungens	Blue spruce	14	Good
412	Picea pungens	Blue spruce	12	Good
413	Picea abies	Norway spruce	10	Good
414	Fraxinus spp.	Ash	17	Dead
415	Populus deltoides	Cottonwood	16-16	Fair
416	Fraxinus pennsylvanica	Green ash	9	Poor
417	Liquidambar styraciflua	Sweetgum	21	Good
418	Acer rubrum	Red Maple	18	Fair
419	Acer rubrum	Red Maple	18	Fair
420	Picea abies	Norway spruce	14	Fair
421	Picea abies	Norway spruce	19	Dead
422	Picea abies	Norway spruce	19	Dead
423	Fraxinus americana	White ash	12	Poor
424	Fraxinus americana	White ash	14	Poor
425	Quercus palustris	Pin oak	16	Good
426	Pinus sylvestris	Scots pine	19	Good
427	Fraxinus americana	White ash	12	Poor
428	Acer rubrum	Red Maple	14	Good
429	Acer saccharum	Sugar maple	14	Good
430	Picea abies	Norway spruce	22	Good
431	Acer saccharum	Sugar maple	16	Good
432	Quercus palustris	Pin oak	28	Good
433	Liquidambar styraciflua	Sweetgum	16	Good
434	Tilia cordata	Littleleaf Linden	22-17	Good
435	Tilia cordata	Littleleaf Linden	29	Good
436	Liquidambar styraciflua	Sweetgum	18	Good
437	Quercus palustris	Pin oak	26	Good
438	Fraxinus americana	White ash	22	Poor
439	Quercus palustris	Pin oak	26	Good
440	Quercus palustris	Pin oak	23	Good
441	Quercus rubra	Red oak	26	Good
442	Pinus strobus	White pine	22	Good
443	Quercus rubra	Red oak	21	Good
444	Acer rubrum	Red Maple	12-8-12-9	Good
445	Acer rubrum	Red Maple	16	Good
446	Fraxinus americana	White ash	24	Poor
447	Malus spp.	Crabapple	6-7-8	Poor
448	Malus spp.	Crabapple	10-10	Poor
449	Robinia pseudoacacia	Black Locust	20	Fair
450	Robinia pseudoacacia	Black Locust	17-11	Good
451	Gleditsia triacanthos var. inermis	Thornless honeylocust	7	Fair
452	Gleditsia triacanthos var. inermis	Thornless honeylocust	6	Fair
453	Fraxinus americana	Green ash	6	Dead
454	Fraxinus pennsylvanica	Green ash	6	Poor
455	Fraxinus pennsylvanica	Green ash	6	Poor
456	Picea abies	Norway spruce	6	Fair
457	Picea abies	Norway spruce	10	Fair
458	Picea abies	Norway spruce	9	Fair
459	Picea abies	Norway spruce	8	Fair
460	Picea abies	Norway spruce	10	Fair
461	Picea abies	Norway spruce	14	Fair
462	Picea pungens	Blue spruce	11	Poor
463	Picea abies	Norway spruce	14	Fair
464	Picea abies	Norway spruce	8	Fair
465	Picea abies	Norway spruce	14	Fair
466	Picea abies	Norway spruce	12	Fair
467	Picea abies	Norway spruce	7	Fair
468	Picea abies	Norway spruce	7	Fair
469	Picea abies	Norway spruce	13	Fair

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
470	Picea abies	Norway spruce	11	Fair
471	Picea abies	Norway spruce	10	Fair
472	Picea abies	Norway spruce	7	Fair
473	Picea abies	Norway spruce	13	Fair
474	Picea abies	Norway spruce	8	Fair
475	Picea abies	Norway spruce	7	Fair
476	Picea abies	Norway spruce	10	Fair
477	Picea abies	Norway spruce	10	Fair
478	Picea abies	Norway spruce	10	Fair
479	Picea abies	Norway spruce	10	Fair
480	Picea abies	Norway spruce	9	Fair
481	Picea abies	Norway spruce	6	Fair
482	Picea abies	Norway spruce	8	Fair
483	Picea abies	Norway spruce	9	Fair
484	Picea abies	Norway spruce	9	Fair
485	Picea abies	Norway spruce	8	Fair
486	Picea abies	Norway spruce	7	Fair
487	Picea abies	Norway spruce	6	Fair
488	Picea abies	Norway spruce	8	Fair
489	Picea abies	Norway spruce	6	Fair
490	Picea abies	Norway spruce	9	Fair
491	Picea abies	Norway spruce	8	Fair
492	Picea abies	Norway spruce	10	Fair
493	Picea abies	Norway spruce	5	Fair
494	Picea abies	Norway spruce	6	Fair
495	Picea abies	Norway spruce	6	Fair
496	Picea abies	Norway spruce	7	Fair
497	Picea abies	Norway spruce	6	Fair
498	Picea abies	Norway spruce	8	Fair
499	Picea abies	Norway spruce	6	Fair
500	Salix alba	Weeping willow	7	Poor
501	Pyrus calleryana	Ornamental Pear	10	Dead
502	Pyrus calleryana	Ornamental Pear	12	Dead
503	Pyrus calleryana	Ornamental Pear	11	Fair
504	Pyrus calleryana	Ornamental Pear	12	Fair
505	Pyrus calleryana	Ornamental Pear	10	Poor
506	Picea abies	Norway spruce	12	Fair
507	Picea abies	Norway spruce	18	Good
508	Picea pungens	Blue spruce	17	Poor
509	Fraxinus americana	White ash	18	Fair
510	Fraxinus americana	White ash	18	Fair
511	Pinus nigra	Austrian pine	30	Fair
512	Acer saccharum	Sugar maple	24	Good
513	Pinus nigra	Austrian pine	22	Good
514	Corya glabra	Pignut hickory	18	Good
515	Fraxinus americana	White ash	28	Fair
516	Acer x freemanii	Freeman maple	20	Good
517	Fraxinus americana	White ash	19	Good
518	Acer saccharum	Sugar maple	6	Good
519	Acer rubrum	Red Maple	6	Good
520	Fraxinus pennsylvanica	Green ash	15	Poor
521	Acer saccharum	Sugar maple	7	Good
522	Acer saccharinum	Silver maple	22	Good
523	Acer saccharinum	Silver maple	24	Good
524	Acer saccharum	Sugar maple	17	Good
525	Liquidambar styraciflua	Sweetgum	19	Good
526	Picea pungens	Blue spruce	16	Good
527	Fraxinus pennsylvanica	Green ash	19-16-17	Poor
528	Acer rubrum	Red Maple	9	Good
529	Salix alba	Weeping willow	74-52	Poor
530	Quercus bicolor	Swamp white oak	50	Good
531	Picea pungens	Blue spruce	14	Good
532	Fraxinus pennsylvanica	Green ash	18	Poor
533	Fraxinus pennsylvanica	Green ash	22	Poor
534	Fraxinus pennsylvanica	Green ash	19	Poor
535	Gleditsia triacanthos var. inermis	Thornless honeylocust	15	Good
536	Liquidambar styraciflua	Sweetgum	9	Good
537	Fraxinus pennsylvanica	Green ash	16	Fair
538	Liquidambar styraciflua	Sweetgum	12	Good
539	Salix alba	Weeping willow	38	Poor
540	Salix alba	Weeping willow	66	Poor
541	Tilia americana	Linden	27	Good
542	Tilia americana	Linden	20	Good
544	Quercus palustris	Pin oak	13	Good
545	Picea pungens	Blue spruce	12	Poor
546	Liquidambar styraciflua	Sweetgum	13	Good
547	Liquidambar styraciflua	Sweetgum	15	Poor
548	Liquidambar styraciflua	Sweetgum	17	Good
549	Acer rubrum	Red Maple	16	Good
550	Liquidambar styraciflua	Sweetgum	16	Good
551	Acer rubrum	Red Maple	18	Good
552	Liquidambar styraciflua	Sweetgum	20	Fair
553	Acer rubrum	Red Maple	14	Good
554	Liquidambar styraciflua	Sweetgum	32	Good
555	Gleditsia triacanthos var. inermis	Thornless honeylocust	18	Good
556	Fraxinus pennsylvanica	Green ash	18	Poor
557	Fraxinus pennsylvanica	Green ash	11	Fair

REVISIONS

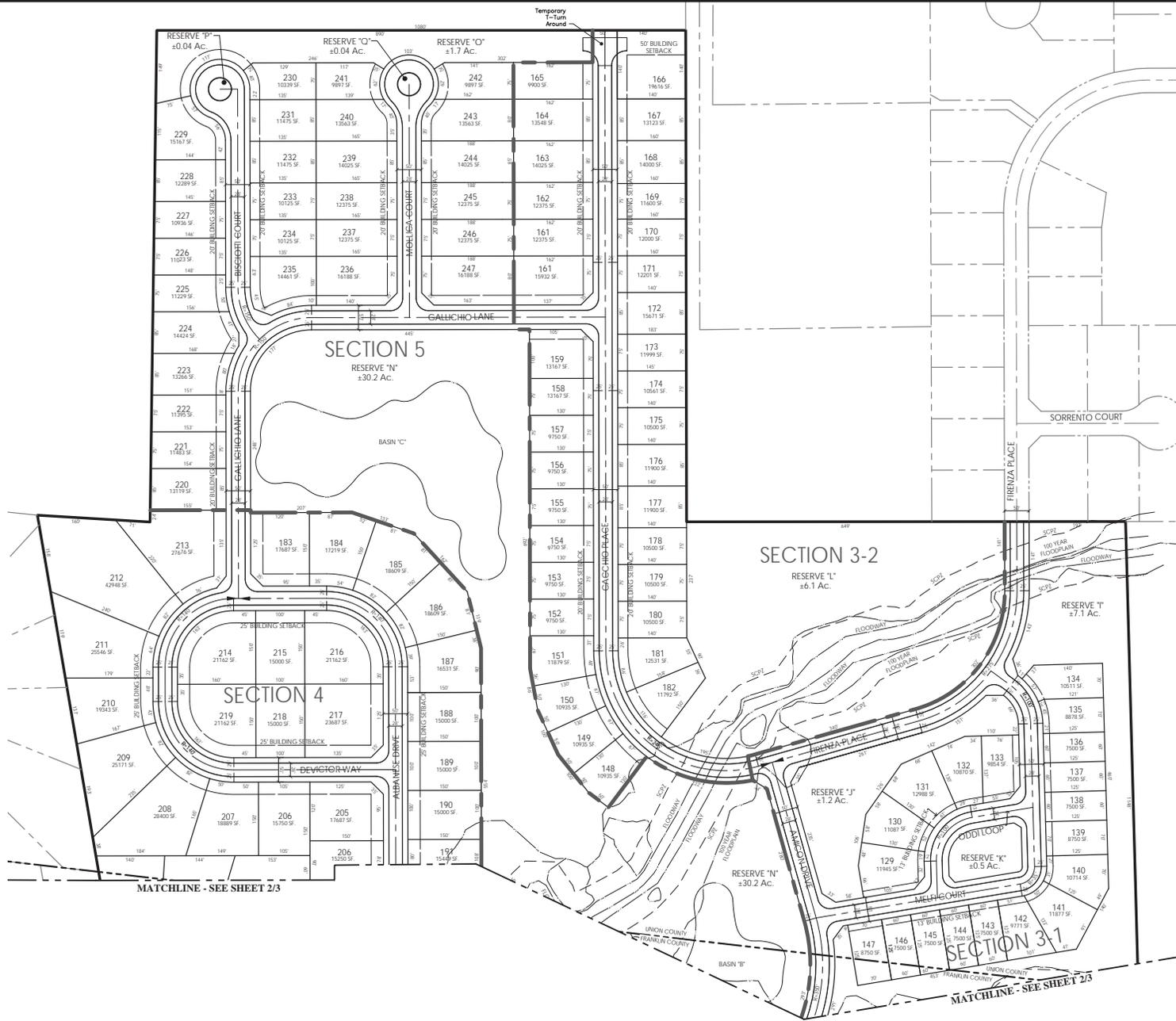
TREE SURVEY				
Number	Latin name	Common name	DBH	Condition
560	Picea pungens	Blue spruce	14	Good
561	Picea pungens	Blue spruce	10	Good
562	Picea pungens	Blue spruce	15	Good
563	Picea pungens	Blue spruce	24	Good
564	Acer rubrum	Red Maple	14	Poor
565	Fraxinus americana	White oak	20	Poor
566	Quercus rubra	Red oak	27	Good
567	Quercus palustris	Pin oak	29	Good
568	Liquidambar styraciflua	Sweetgum	18	Fair
569	Picea pungens	Blue spruce	10	Poor
570	Acer saccharinum	Silver maple	26	Good
572	Populus deltoides	Cottonwood	20-20	Fair
573	Populus deltoides	Cottonwood	16-16-16	Good
574	Quercus rubra	Red oak	14	Fair
575	Fraxinus americana	White oak	18	Poor
577	Fraxinus pennsylvanica	Green ash	22-22	Poor
578	Fraxinus pennsylvanica	Green ash	13	Poor
579	Fraxinus americana	White oak	7	Poor
581	Picea pungens	Blue spruce	16	Good
582	Fyrus calleryana	Ornamental Pear	6-7-7	Good
583	Picea pungens	Blue spruce	12	Fair
584	Picea pungens	Blue spruce	8	Good
585	Picea pungens	Blue spruce	12	Fair
586	Picea pungens	Blue spruce	14	Poor
587	Picea pungens	Blue spruce	18	Poor
588	Fraxinus pennsylvanica	Green ash	20-10-14-12-2 6-13	Poor
589	Fraxinus pennsylvanica	Green ash	32	Good
590*	Quercus rubra	Red oak	48	Poor
591	Fraxinus pennsylvanica	Green ash	14	Poor
592	Fraxinus pennsylvanica	Green ash	18	Poor
593	Fraxinus pennsylvanica	Green ash	17	Poor
594	Fraxinus pennsylvanica	Green ash	10	Poor
595	Fraxinus pennsylvanica	Green ash	24	Poor
596	Fraxinus pennsylvanica	Green ash	13	Poor
597	Fraxinus pennsylvanica	Green ash	6	Poor
598	Fraxinus pennsylvanica	Green ash	11-18	Poor
599	Fraxinus pennsylvanica	Green ash	20	Poor
600	Fraxinus pennsylvanica	Green ash	21	Poor
601	Fraxinus pennsylvanica	Green ash	18	Poor
602	Fraxinus pennsylvanica	Green ash	16	Poor
603	Fraxinus pennsylvanica	Green ash	12-21	Poor
604	Fraxinus pennsylvanica	Green ash	28	Poor
606	Fraxinus pennsylvanica	Green ash	18	Poor
606	Fraxinus pennsylvanica	Green ash	18	Poor
607	Fraxinus pennsylvanica	Green ash	28	Poor
608	Fraxinus pennsylvanica	Green ash	28	Poor
609	Picea pungens	Blue spruce	18	Poor
610	Fraxinus pennsylvanica	Green ash	14	Poor
611	Acer glaberrimus	Norway maple	12	Fair
612	Picea pungens	Blue spruce	16	Good
613	Quercus rubra	Red oak	21	Good
614	Liquidambar styraciflua	Sweetgum	24	Good
615	Picea pungens	Blue spruce	13	Fair
616	Picea pungens	Blue spruce	16	Poor
617	Picea pungens	Blue spruce	10	Poor
618	Quercus rubra	Red oak	20	Good
619	Acer saccharum	Sugar maple	9	Poor
620	Fraxinus pennsylvanica	Green ash	28	Poor
621	Liquidambar styraciflua	Sweetgum	18	Good
622	Acer saccharum	Sugar maple	15	Good
623	Fraxinus americana	White oak	8	Fair
624	Acer saccharum	Sugar maple	14	Good
625	Liquidambar styraciflua	Sweetgum	14	Fair
626	Pinus nigra	Austrian pine	19	Fair
627	Pinus nigra	Austrian pine	11-11	Fair
628	Pinus nigra	Austrian pine	16	Fair
629	Fraxinus pennsylvanica	Green ash	14	Poor
630	Fraxinus pennsylvanica	Green ash	16	Poor
631	Picea pungens	Blue spruce	16	Fair
632	Picea pungens	Blue spruce	13	Fair
633	Liquidambar styraciflua	Sweetgum	17	Good
634	Fraxinus pennsylvanica	Green ash	7	Poor
635	Fraxinus pennsylvanica	Green ash	7	Poor
636	Fraxinus pennsylvanica	Green ash	8	Poor
637	Fraxinus pennsylvanica	Green ash	6	Poor
638	Fraxinus pennsylvanica	Green ash	8	Poor
639	Fraxinus pennsylvanica	Green ash	7	Good
640	Liquidambar styraciflua	Sweetgum	16	Good
643	Picea pungens	Blue spruce	11	Poor
644	Liquidambar styraciflua	Sweetgum	18	Good
645	Picea pungens	Blue spruce	14	Fair
646	Picea pungens	Blue spruce	15	Good
647	Picea pungens	Blue spruce	12	Good
648	Picea pungens	Blue spruce	16	Good
649	Picea pungens	Blue spruce	16	Poor
650	Picea pungens	Blue spruce	18	Good
651	Picea pungens	Blue spruce	16	Fair
652	Picea pungens	Blue spruce	14	Fair
653	Picea pungens	Blue spruce	14	Poor
654	Liquidambar styraciflua	Sweetgum	19	Good

TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
655	Acer saccharum	Sugar maple	21	Good
656	Liquidambar styraciflua	Sweetgum	18	Good
657	Acer saccharinum	Silver maple	24	Poor
658	Picea pungens	Blue spruce	14	Poor
659	Fraxinus pennsylvanica	Green ash	17	Poor
660	Acer saccharinum	Silver maple	16-23	Good
661	Acer saccharum	Sugar maple	16	Good
662	Picea pungens	Blue spruce	11	Poor
663	Quercus rubra	Red oak	26	Good
664	Fraxinus pennsylvanica	Green ash	14	Poor
665	Liquidambar styraciflua	Sweetgum	10	Good
666	Acer rubrum	Red Maple	12	Good
667	Fraxinus pennsylvanica	Green ash	32-28	Poor
668	Salix spp.	Willow	20	d
669	Liquidambar styraciflua	Sweetgum	15	Good
670	Populus deltoides	Cottonwood	32	Fair
671	Populus deltoides	Cottonwood	38	Fair
672	Fraxinus pennsylvanica	Green ash	18-17-15-20-1	Poor
673	Populus deltoides	Cottonwood	40	Fair
674	Populus deltoides	Cottonwood	46	Fair
675	Populus deltoides	Cottonwood	26	Fair
676	Populus deltoides	Cottonwood	20	Fair
677	Populus deltoides	Cottonwood	14	Fair
678	Populus deltoides	Cottonwood	25	Fair
679	Populus deltoides	Cottonwood	26	Fair
680	Populus deltoides	Cottonwood	22	Fair
681	Fraxinus pennsylvanica	Green ash	12-19	Poor
682	Liquidambar styraciflua	Sweetgum	14	Good
683	Populus deltoides	Cottonwood	20	Fair
684	Populus deltoides	Cottonwood	30	Good
685	Populus deltoides	Cottonwood	24	Good
686	Acer saccharum	Sugar maple	16	Good
687	Liquidambar styraciflua	Sweetgum	15	Good
688	Acer saccharinum	Silver maple	17	Good
689	Fraxinus pennsylvanica	Green ash	16	Poor
690	Picea pungens	Blue spruce	16	Good
691	Prunus spp.	Ornamental cherry	9-12	Poor
692	Quercus palustris	Pin oak	31	Good
693	Acer saccharum	Sugar maple	15	Good
694	Picea pungens	Blue spruce	17	Poor
695	Fraxinus americana	White oak	8	Poor
696	Fraxinus americana	White oak	8	Fair
697	Picea pungens	Blue spruce	14	Fair
698	Quercus palustris	Pin oak	15	Good
699	Liquidambar styraciflua	Sweetgum	16	Good
700	Liquidambar styraciflua	Sweetgum	16	Good
701	Picea pungens	Blue spruce	17	Fair
702	Fraxinus pennsylvanica	Green ash	22-25	Poor
703	Fraxinus pennsylvanica	Green ash	38	Poor
704	Carya ovata	Shagbark hickory	16	Good
705	Fraxinus pennsylvanica	Green ash	27	Poor
706	Fraxinus pennsylvanica	Green ash	18	Poor
707	Carya ovata	Shagbark hickory	13-16	Good
708	Juglans nigra	Black walnut	15	Fair
709	Fraxinus pennsylvanica	Green ash	12-16	Poor
710	Juglans nigra	Black walnut	16	Poor
711	Juglans nigra	Black walnut	10	Fair
712	Juglans nigra	Black walnut	10	Good
713	Populus deltoides	Cottonwood	32	Fair
714	Populus deltoides	Cottonwood	24	Poor
715	Populus deltoides	Cottonwood	24	Fair
716	Populus deltoides	Cottonwood	18	Poor
717	Populus deltoides	Cottonwood	18	Poor
718	Ulmus americana	American elm	6	Poor
719	Populus deltoides	Cottonwood	26	Fair
720	Populus deltoides	Cottonwood	26	Poor
721	Populus deltoides	Cottonwood	24-24-10	Poor
722	Populus deltoides	Cottonwood	6	Fair
723	Populus deltoides	Cottonwood	26	Fair
724	Populus deltoides	Cottonwood	11	Fair
725	Fraxinus pennsylvanica	Green ash	16	Dead
726	Populus deltoides	Cottonwood	32	Fair
727	Populus deltoides	Cottonwood	22	Poor
728	Populus deltoides	Cottonwood	24	Poor
729	Populus deltoides	Cottonwood	23	Dead
730	Populus deltoides	Cottonwood	22	Fair
731	Populus deltoides	Cottonwood	24-24	Poor
732	Populus deltoides	Cottonwood	24	Fair
733	Populus deltoides	Cottonwood	12	Dead
734	Populus deltoides	Cottonwood	9	Dead
735	Populus deltoides	Cottonwood	16	Dead
736	Populus deltoides	Cottonwood	13	Poor
737	Populus deltoides	Cottonwood	32	Poor
738	Populus deltoides	Cottonwood	12	Dead
739	Populus deltoides	Cottonwood	12	Poor
740	Populus deltoides	Cottonwood	9	Dead
741	Populus deltoides	Cottonwood	12	Poor
742	Populus deltoides	Cottonwood	12	Dead
743	Populus deltoides	Cottonwood	16	Dead
744	Populus deltoides	Cottonwood	25	Poor
745	Populus deltoides	Cottonwood	10	Fair
746	Populus deltoides	Cottonwood	9	Dead
747	Populus deltoides	Cottonwood	10	Fair

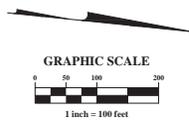
TREE SURVEY				
Number	Latin Name	Common Name	DBH	Condition
748	Ulmus americana	American elm	8	Good
749	Populus deltoides	Cottonwood	24-8	Poor
750	Salix spp.	Willow	12	Poor
751	Populus deltoides	Cottonwood	16	Poor
752	Populus deltoides	Cottonwood	10	Poor
753	Populus deltoides	Cottonwood	10	Poor
754	Populus deltoides	Cottonwood	14	Dead
755	Robinia pseudoacacia	Black Locust	16	Good
756	Maclura pomifera	Osage orange	26-14	Poor
757	Populus deltoides	Cottonwood	18	Poor
758	Robinia pseudoacacia	Black Locust	15	Fair
759	Acer rubrum	Red Maple	8	Fair
760	Populus deltoides	Cottonwood	16	Fair
761	Robinia pseudoacacia	Black Locust	8	Good
762	Robinia pseudoacacia	Black Locust	6-6	Good
763	Morus spp.	Mulberry	8	Poor
764	Morus spp.	Mulberry	8-6-6	Poor
765	Morus spp.	Mulberry	8	Poor
766	Morus spp.	Mulberry	8-6	Poor
767	Morus spp.	Mulberry	6	Fair
768	Morus spp.	Mulberry	8	Fair
769	Morus spp.	Mulberry	16	Fair
770	Maclura pomifera	Osage orange	8-8-6	Poor
771	Populus deltoides	Cottonwood	8-8-6	Poor
772	Maclura pomifera	Osage orange	12-8-6	Fair
773	Maclura pomifera	Osage orange	10	Poor
774	Maclura pomifera	Osage orange	10	Poor
775	Maclura pomifera	Osage orange	12-7	Poor
776	Maclura pomifera	Osage orange	6	Poor
777	Maclura pomifera	Osage orange	6-7	Fair
778	Fraxinus pennsylvanica	Green ash	7-8	Poor
779	Carya cordiformis	Bitternut hickory	13	Good
780	Populus deltoides	Cottonwood	7	Fair
781	Fraxinus pennsylvanica	Green ash	8	Poor
782	Populus deltoides	Cottonwood	12	Fair
783	Fraxinus pennsylvanica	Green ash	14-12	Poor
784	Acer saccharinum	Silver maple	6-7	Fair
785	Acer saccharinum	Silver maple	11	Good
786	Acer saccharinum	Silver maple	8	Fair
787	Acer saccharinum	Silver maple	13-6	Fair
788	Acer saccharinum	Silver maple	16-10	Good
789	Populus deltoides	Cottonwood	8	Fair
790	Quercus rubra	Red oak	40-12	Good
791	Acer saccharinum	Silver maple	8	Good
792	Carya ovata	Shagbark hickory	23	Fair
793	Acer rubrum	Red Maple	9	Good
794	Platanus x acerifolia	London planetree	16	Good
795	Liquidambar styraciflua	Sweetgum	34	Good
796	Acer saccharum	Sugar maple	25	Good
797	Liquidambar styraciflua	Sweetgum	22	Good
798	Liquidambar styraciflua	Sweetgum	20	Good
799	Liquidambar styraciflua	Sweetgum	18	Good
800	Liquidambar styraciflua	Sweetgum	23	Good
801	Picea pungens	Blue spruce	19	Fair
802	Picea pungens	Blue spruce	15	Fair
803	Picea pungens	Blue spruce	15	Poor
804	Picea pungens	Blue spruce	12	Fair
805	Picea pungens	Blue spruce	17	Poor
806	Picea pungens	Blue spruce	16	Fair
807	Picea pungens	Blue spruce	17	Fair
808	Fraxinus pennsylvanica	Green ash	18-21	Poor
809	Gleditsia triacanthos var. inermis	Thornless honeylocust	16	Good
810	Picea pungens	Blue spruce	12	Poor
811	Picea pungens	Blue spruce	15	Good
812	Picea pungens	Blue spruce	16	Good
813	Liquidambar styraciflua	Sweetgum	22	Good
814	Picea pungens	Blue spruce	17	Fair
815	Morus spp.	Mulberry	10-7-6	Poor
816	Populus deltoides	Cottonwood	32	Poor
817	Salix spp.	Willow	18	Poor
818	Populus deltoides	Cottonwood	30	Fair
819	Salix alba	Weeping willow	20	Poor
820	Populus deltoides	Cottonwood	37	Good
821	Fraxinus pennsylvanica	Green ash	32	Poor
822	Populus deltoides	Cottonwood	32	Fair
823	Fraxinus pennsylvanica	Green ash	34	Dead
824	Fraxinus pennsylvanica	Green ash	13	Poor
825	Fraxinus pennsylvanica	Green ash	8	Poor
826	Fraxinus pennsylvanica	Green ash	9	Poor
827	Fraxinus pennsylvanica	Green ash	15-10	Poor
828	Fraxinus pennsylvanica	Green ash	14-13	Poor
829	Fraxinus pennsylvanica	Green ash	18	Poor
830	Quercus prinus	Chestnut oak	14	Good
831	Fraxinus pennsylvanica	Green ash	30	Poor
832	Fraxinus americana	White oak	32	Poor
833	Fraxinus pennsylvanica	Green ash	38	Poor
834	Fraxinus pennsylvanica	Green ash	18-18-18	Poor
835	Fraxinus pennsylvanica	Green ash	25	Poor

REVISIONS

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SCPZ = Stream Corridor Protection Zone, See Note E



NO.	DATE	DESCRIPTION



CITY OF IRVING, OHIO
PRELIMINARY PLAN
RIVIERA
SITE PLAN



DATE
October, 2014

SCALE
1" = 100'

JOB NO.
2013-1358

SHEET
3/3